

The City of Poughkeepsie

INDUSTRIAL DEVELOPMENT AGENCY

March 30, 2022

6:30PM

REGULAR MEETING MINUTES

Attending: Rose Graziano-Moffett, Randall Johnson, Vincent Pedi, and Matthew Diggins

Absent: None

Staff: None

Also Present: Daniel Birmingham, Esq.

1. The IDA meeting was called to order by Rose Graziano-Moffett at 6:33pm.
2. Agenda Approval: Motion by Randy Johnson, Seconded by Vincent Ped and all voted in favor.
3. Approval of minutes of January 2022 meeting: Motion by Randy Johnson, Seconded by Vincent Pedi and all voted in favor.
4. Public Comment: Laurie Sandow, comments attached.
5. Update - Treasurer's Report.
 - Randy Johnson: Total of \$146,282 in the checking account, still waiting for 1 more annual fee check
6. Resolution – Approving Payment for Invoice. Motion by Vincent Pedi, Seconded by Randy Johnson and all voted in favor.

7. RBT's Internal Audit Report.

8. Resolution - Approving RBT's Internal Audit Report. Motion by Randy Johnson, Seconded by Vincent Pedi and all voted in favor.

9. Resolution – Approving Lease Agreement with Verizon- 36 Pine Street. Motion by Vincent Pedi, Seconded by Matthew Diggins and all voted in favor.

10. Resolution – Adoption of the Procurement Policy of the agency. Motion by Randy Johnson, Seconded by Matthew Diggins and all voted in favor.

- Matthew Diggins asked about Section 10G, regarding Marketing, seeking if the City of Poughkeepsie IDA is capable of increasing our marketing efforts. Also, Section 10F1 regarding competitive bidding, perhaps attracting new developers to create more diversification. Agrees that we should be looking to add staff assistance to assist with these specific areas.
- Randy Johnson is open to discussions and the board has not executed so far on such efforts
- Vincent Pedi noted that the lack of staff, being that we are a volunteer board, has made it challenging to compete. Based on projection revenue, we can hopefully look to add part-time or shared services staff assistance to lead marketing efforts, and drive attracting new developers to the City of Poughkeepsie.

11. Resolution – Adoption of the Control Policy of the agency. Motion by Randy Johnson, Seconded by Vincent Pedi and all voted in favor.

12. Public Hearing on 316 Main Street: Laurie Sandow, comments attached.

13. Resolution – Project Authorizing Resolution for 316 Main Street. Motion by Randy Johnson, Seconded by Vincent Pedi and all voted in favor.

- Vincent Pedi noted that he engaged with local community business operators as well as residents on the block of the project, reviewed the physical site outside of the structure, and reviewed the proposal details with local stakeholders, and after receiving positive feedback for the project, indicated that he would vote to approve the resolution.

- Matthew Diggins is focused on improving the community and when looking at the PILOT and the financials, he believes the potential it is bringing to the community, what it will bring in the future versus what is there currently, he highlighted that there has been due diligence made by the IDA board members. Matthew does feel that there should be better efforts in notifying the community beforehand, to ensure better public participation.
- Rose Graziano-Moffett noted that she is a long-time city resident, and that in her conversations with residents all over the city, she has received overwhelming positive feedback of the developments done by Baxter, and that residents like that they are a local developer. Also, Rose noted that the application had to be done twice, that due diligence was made, that this project was heavily considered, and that it was agreed the project and resolution put forth was appropriate.

14. Items for March Meeting:

- Vincent asked if there were any new applications, Randy mentioned that only one was potentially on the horizon involving a project on High Street. Vincent also noted that we will continue to monitor the COVID numbers and that if we need to transition to remote meetings again, we are prepared to do so.
- Randy indicated that we will also pay attention to the Governors directives and monitor the situation. As well as continue to have public hearings in person.

15. Adjourn Meeting: Motion by Randy Johnson, Seconded by Vincent Pedi and all in favor.