

Ulster County Economic Development Alliance
P.O. Box 1800, 244 Fair Street
Kingston, NY 12402-1800
Tel: 845.340.3556



MINUTES

Regular Meeting of the Board of Directors

June 17, 2022

A regular meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 3:30 P.M. on Friday, June 17, 2022 through a Zoom meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/81561925738>

Meeting ID: 815 6192 5738

One tap mobile

+16465588656,,81561925738# US (New York)

The following Board Members were present by video conference:

Sarah Haley

Zac Kleinhandler (joined at 4:01pm)

Ashley Knox

Herb Litts

Ward Todd

Brian Cahill

Also in attendance were:

President:

Tim Weidemann Director, Ulster County Office of Economic Development

CFO:

Adam Korol Deputy Commissioner, Ulster County Department of Finance

Ulster County Office of Economic Development Staff:

Samantha Liotta Business Services Administrator, Economic Development

Other Attendees

Phil Erner Ulster County Legislator

Christopher Kelly Deputy Executive, Ulster County Executive's Office

Lindsay Simonson Ulster County Attorney's Office

The meeting was called to order by Chair Sarah Haley at 3:33 P.M.

This institution is an equal opportunity provider, employer, and lender.

AGENDA

Motion: Herb Litts made a motion seconded by Brian Cahill, to accept the agenda as presented.

Vote: The motion was adopted.

PUBLIC COMMENT ON AGENDA ITEMS

Discussion: No one asked for the privilege of the floor.

MINUTES

Motion: Herb Litts made a motion seconded by Ward Todd to approve the minutes for June 2, 2022 as presented.

Vote: The motion was adopted.

Officer Report

President / CEO Report

Enterprise West / iPark87

Discussion: Timothy Weidemann noted that the closing for the East side of the property has taken place and those deeds have now been transferred to National Resources. Closing documents for the West side have been transferred to National Resources and a settlement payment for taxes and utility bills has been received. The first installment payment is due January 1, 2023. Closing for the West side is tentatively scheduled for September after the conclusion of the ABO period.

Ulster County CARES Update

Discussion: Timothy Weidemann referenced a board packet document that contains figures on how much of the \$950,000 has been disbursed to date and noted that some contract extensions for awardees are up for approval in new business.

Mandatory Board Training

Discussion: Timothy Weidemann or Samantha Liotta will reach out to Board Members who may need to complete required training.

UGREEN / Green Business Champions

Discussion: Timothy Weidemann introduced Michael D'Arcy of the Ulster County Department of the Environment who is spearheading the UGREEN / Green Business Champions initiatives as outlined in the Ulster County 2040 plan and the Ulster County Green New Deal including the creation of an Ulster County Green Economy Engagement Network. Timothy Weidemann also noted a contract in new business for Sustainable Hudson Valley.

CFO Report

AGENDA

Motion: Herb Litts made a motion seconded by Brian Cahill, to amend the agenda to reflect that April financials are up for discussion in the June 2, 2022 meeting.

Vote: The motion was adopted.

Discussion: Adam Korol reviewed financials from April 2022 with the Board highlighting changes.

Motion: Brian Cahill made a motion, seconded by Ashley Knox, to accept the financials for April 2022.

Vote: The motion was adopted.

New Business

CARES Contract Extensions

Discussion: Timothy Weidemann noted that these extensions are for specific CARES awardees who have demonstrated need for additional time to expend funds for reimbursement.

Motion: Herb Litts made a motion, seconded by Brian Cahill, to approve contract extensions for AAA Well Suited Uniforms, Woodstock Town Care, Joe Mangrum, Peter's Taxi Service, and Myles Studio Photography.

Vote: The motion was adopted.

Sustainable Hudson Valley Contract

Discussion: Timothy Weidemann clarified this contract is to assist in creating and facilitating the Green Economy Network which will ultimately help to promote the Green Business Champions program.

Motion: Ward Todd made a motion, seconded by Ashley Knox, to approve a contract with Sustainable Hudson Valley.

Vote: The motion was adopted.

CARES II Subrecipient Contract Approval

Discussion: Timothy Weidemann clarified this contract is a revision to a previous contract that includes a technical amendment for claw back revisions if funds go unawarded to businesses.

Motion: Herb Litts made a motion, seconded by Brian Cahill, to approve the CARES II subrecipient contract.

Vote: The motion was adopted.

Old Business

DPW Lease at Enterprise West

Discussion: Timothy Weidemann clarified this lease is approved by the Ulster County Legislature for DPW to have a presence in the space. This lease would formalize the arrangement as the property is transferred to iPark87.

Motion: Brian Cahill made a motion, seconded by Herb Litts, to approve the DPW lease at Enterprise West.

Vote: The motion was adopted.

Booking Management for Events at Enterprise West

Discussion: Timothy Weidemann explained that an RFP was issued to solicit response for an event manager at Enterprise West. The RFP received one response from Laura Hartmann. There is no award or contract at the time.

Re-Affirming the Developer Agreement for Enterprise West

Discussion: Chair Sarah Haley clarified that during the last meeting, a portion of the resolution was read but other parts of the resolution were not read in full and therefore the resolution should be reaffirmed by the Board.

Motion: Brian Cahill made a motion seconded by Zac Kleinhandler to reconfirm the Boards approval of the resolution authorizing the execution of the purchase and sales agreement of the property known as enterprise west and the issuance of notification to the State Authorities' budget office.

Vote: The resolution was duly moved, seconded, discussed and adopted with the following members voting:

	YEA	NAY	ABSENT	ABSTAIN
Sarah Haley	X			
Ward Todd	X			
Brian Cahill	X			
Ashley Knox	X			
Zac Kleinhandler	X			
Todd Diorio			X	
Herb Litts	X			

Herb Litts further explained his vote stating that during previous discussion he was not happy with some of the language, including a portion where recreational requirements would allow for UCEDA to vote to reduce the purchase price if National Resources spent more than the required \$500,000.00. Herb Litts further explained that he would vehemently oppose any reduction in the purchase price from the \$6.8 million.

PUBLIC COMMENT

No one asked for the privilege of the floor.

ADJOURNMENT

Motion: Herb Litts made a motion, seconded by Brian Cahill to adjourn the meeting.

Vote: The motion was adopted.

The meeting was adjourned at 4:17pm.