

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

July 12, 2022

A regular meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 4:00 P.M. on Tuesday, July 12, 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 4:08pm)

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

March Gallagher Ulster County Comptroller

Alicia DeMarco Ulster County Deputy Comptroller

Dante De Leo Ulster County Attorney's Office

Lindsay Simonson Ulster County Attorney's Office

The meeting was called to order by Chair Sarah Haley at 4:01 P.M.

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

AGENDA

Motion: Herb Litts made a motion to adopt the agenda with amendment to revise the next meeting's date, seconded by Brian Cahill.

Vote: The motion was adopted unanimously.

PUBLIC COMMENT ON AGENDA ITEMS

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

MINUTES

Motion: Brian Cahill made a motion to approve the minutes for June 2, 2022 with formatting correction, seconded by Herb Litts.

Vote: The motion was adopted unanimously.

Officer Report

President / CEO Report

Enterprise West / iPark87

Discussion: Timothy Weidemann noted that in June UCEDA entered into a Purchase and Sale Agreement with iPark87 for the West side parcels and are almost final on the details. Expect financial transactions in the upcoming financial report. Ongoing storage leases will likely expire ahead of property transfers, anticipated in mid-September, National Resources may extend. Sen. Schumer has announced talks with Zinc8 to locate light manufacturing/assembly operation at iPark87, more details to come. Other leasing conversations ongoing. Cleanup of asbestos piles: iPark87 is now under agreement with EPA. Timothy Weidemann noted that once the PSA license agreement is finalized and signed, National Resources will be allowed on the property and will take on maintenance, meanwhile DPW is handling tree work and other maintenance.

Ulster County CARES Update

Discussion: Timothy Weidemann noted that New York State granted an extension for Round I, end date was set for July 14, 2022. Now have until October 31, 2022 to spend down remaining less than \$200,000 direct assistance and \$50,000 administrative funds. Have begun conversations with Finance department about CARES II, funded through legislature allocation via ARPA – generally similar to CARES I, anticipated announcement of applications late August/early September. Applications will be posted on the department website and will email businesses that inquired about CARES I after it closed. Review committee will include two legislative members and two executive representatives to make recommendations to UCEDA.

UGREEN / Green Business Champions

Discussion: Timothy Weidemann noted that since launch a month and half ago, there are 8 certified Green Business Champions, expect to hold end of year larger event to recognize and promote these businesses. Now under contract with Sustainable Hudson Valley for UGREEN outreach and promotion.

CFO Report

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

Motion: Ward Todd made a motion, seconded Brian Cahill, to accept the financials for May 2022 as presented.

Vote: The motion was adopted unanimously.

New Business

CARES Contract Extensions

Discussion: Samantha Liotta noted that the Abundance Farms contract was extended to October 31 to match the end of the State contract, while the other extensions are to September 1.

Motion: Brian Cahill made a motion, seconded by Herb Litts, to accept contract extension for Abundance Farms to October 31, 2022.

Vote: The motion was adopted unanimously.

Motion: Herb Litts made a motion, seconded by Brian Cahill, to accept contract extension for Church Des Artistes, AAA Well Suited Uniforms, Dimples, and Joe Mangrum to September 1, 2022.

Vote: The motion was adopted unanimously.

Harris Beach Invoice Approval

Discussion: Timothy Weidemann noted that we are almost at the end of the legal services required for the transactions, for Enterprise West there is a closing in September so invoices will continue. Both East and West PSAs obligate the purchaser to pay for these services, so invoices are paid out of impressed account funded by the developer.

Motion: Herb Litts made a motion, seconded by Brian Cahill, to approve payment of the Harris Beach invoices.

Vote: The motion was adopted unanimously.

Bridge Arts and Education License Agreement

Discussion: Discussion item only. Timothy Weidemann clarified that Bridge Arts would like to site Fall programming at the Enterprise West space, so Attorney's Office is determining if better for

UCEDA to make the space available or for National Resources to use license agreement to sublicense use. Contingent on meeting Town of Ulster occupancy code. Any commitments/agreements need to be approved by National Resources under terms of the PSA.

Emergency Operations Training License Agreement

Discussion: Timothy Weidemann noted a request from County Emergency Services to use Enterprise West parking lot for emergency vehicle driver training prior to September, no impact to National resources. Approval would be pending final changes to the permit by the County Attorney’s Office as it is time sensitive.

Motion: Herb Litts made a motion, seconded by Zac Kleinhandler, to approve the permits subject to necessary legal approvals.

Vote: The motion was adopted unanimously.

Old Business

Enterprise West Events Management Contract

Discussion: Timothy Weidemann clarified this agreement for professional services is to allow events activity on the site for the rest of the summer to activate the site and engage the surrounding community on the iPark87 changes. Minimum of 4 events commitment. National Resources is supportive. Timothy Weidemann noted that this is a minimum slate of events to keep up interest until National Resources can take over and provide robust programming.

Motion: Ward Todd made a motion, seconded by Brian Cahill, to approve the events contract.

Vote: The motion 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			

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 4:58pm.