

MINUTES

Dutchess County  Industrial Development Agency

3 Neptune Road, Poughkeepsie, NY 12601
Tel. # - (845) 463-5400 / Fax # - (845) 463-0100

BOARD OF DIRECTORS REGULAR MEETING

Wednesday, January 8, 2020

Present: Tim Dean, Chairman
Mark Doyle, Vice Chairman
Kathleen Bauer, Secretary/Treasurer
Stacey Langenthal
Jamie Piccone II
Don Sagliano

Unable to Attend: Al Torreggiani

Also Present: Sarah Lee, Executive Director
Marilyn Yerks, CFO
Jasmin Haylett, Office Administrator
Donald Cappillino & Elizabeth Cappillino, Counsel
Mary Kay Vrba, Dutchess Tourism
Stephen Dahnert & Bryan Swarthout, Vassar College
Doreen Tignanelli & Jim Beretta, Members from the public

On Wednesday, January 8, 2020, the Dutchess County Industrial Development Agency [DCIDA] Board of Directors Meeting was called to order by Chairman Dean at 8:12 a.m. Present was: Tim Dean, Mark Doyle, Kathleen Bauer, Stacey Langenthal, Jamie Piccone II and Don Sagliano. Unable to attend was: Al Torreggiani. Quorum was established.

CONFLICT OF INTEREST DISCLOSURES

Chairman Dean asked board members if they had any potential conflicts with any items on the agenda. Mr. Doyle noted he has a conflict with the Hudson Valley Agribusiness because he is the President of the Board.

PROOF OF MEETING NOTICE

Meeting notice was published on January 3, 2020

BILLS AND COMMUNICATIONS

None

APPROVAL OF MINUTES

December 11, 2019

Chairman Dean asked for a motion to approve the December 11, 2019 Minutes of the Dutchess County Industrial Development Agency.

A motion was made by Ms. Langenthal, duly seconded by Mr. Sagliano to approve the DCIDA Board of Directors Meeting Minutes for December 11, 2019. All voted in favor. Motion carried.

REPORT OF THE TREASURER

A. Financial Report

Ms. Yerks noted that due to the end of the year audit, the report will be provided at the next meeting.

REPORTS OF COMMITTEES

None

UNFINISHED BUSINESS

None

NEW BUSINESS

- A. For Consideration and Approval of a Final Resolution concerning Shop-Rite Supermarkets, Inc. (Town of Poughkeepsie), a tenant of EFG/Saber Heritage SC, LLC, to induce a Project providing for a Sales Tax Exemption for an approximately \$12,750,000 project for construction of a grocery store to be part of the Hudson Heritage Project.

Representing the projects was Debra Lamber, the attorney for the project and Craig Grybowski the Real Estate Manager for Shop Rite.

Ms. Lee noted that Shop Rite is seeking the approval of its final resolution concerning the tax benefit for the construction of the supermarket. Shop Rite is asking for sales tax exemption for the construction of the grocery store to be part of the Hudson Heritage project. They appeared before the board at the October meeting for the preliminary resolution and a public hearing for the project was held on Monday, January 6, 2020. No one from the public attended the hearing.

A motion was made by Mr. Doyle, duly seconded by Mr. Sagliano to approve the Final Resolution concerning Shop-Rite Supermarkets, Inc. (Town of Poughkeepsie), a tenant of EFG/Saber Heritage SC, LLC, to induce a Project providing for a Sales Tax Exemption for an approximately \$12,750,000 project for construction of a grocery store to be part of the Hudson Heritage Project. All voted in favor. Motion carried.

- B. 2019 Review of Activities by Hudson Valley Agribusiness Development Corporation (HVADC).

Mr. Doyle recused himself due to the conflict with HVADC noted above and left the room for this portion of the agenda.

Mr. Erling proceeded to give a brief review of the 2019 activities of the HVADC.

- C. Consideration and Approval of a Resolution Authorizing the Executive Director of the IDA to enter into an Agreement with Hudson Valley Agribusiness Development Corporation (HVADC).

Ms. Lee noted that this is a 3-year service contract. After the annual report, HVADC is paid \$25,000 annually. The total value of the contract is \$75,000. The 3-year contract which ended December 31, 2019 has expired. This is a renewal for an additional 3 years.

Question and response ensued.

Question: How does agriculture fit into the mission of this organization?

Response: Agriculture is a target industry in the County and represent a significant percentage of the County's economic activity. There is a large number of farms and farm-based businesses in the County. It is important to the County to have a vibrant agribusiness community.

Question: What is the total annual budget of HVADC?

Response: The total budget typically fluctuates between \$600,000 and \$750,000.

Question: Is the funds already in the IDA budget for this contract?

Response: Yes

A motion was made by Ms. Bauer, duly seconded by Ms. Langenthal to approve the Resolution Authorizing the Executive Director of the IDA to enter into an Agreement with Hudson Valley Agribusiness Development Corporation. All voted in favor. Motion carried.

- D. Consideration and Approval of a Resolution Authorizing the Executive Director of the IDA to enter into an Agreement with Dutchess Tourism for Professional Services

Ms. Lee noted that is the approval of an annual contract with Dutchess Tourism for professional services. The contract amount is \$425,000. This amount was approved and is in the budget. There is also a slight increase from the 2018 contract for Hudson Valley Film. Out of the \$425,000, \$100,000 will be allocated to Arts Mid-Hudson, \$25,000 to Hudson Valley Film, and the remainder will go to Tourism.

Question: Where does Tourism fit into the mission?

Response: Tourism is a key industry for the County and is a vibrant part of economic development. It is a job generator and brings in the revenues from visitors.

Question: Where do we get in our budget the money that comes for Tourism?

Response: From the revenue the IDA receives.

Question: How frequently does Ms. Vrba report to the board?

Response: She reports on the activity on a quarterly basis.

A motion was made by Mr. Doyle, duly seconded by Ms. Bauer to approve the Resolution Authorizing the Executive Director of the IDA to enter into an Agreement with Dutchess Tourism for Professional Services. All voted in favor. Motion carried.

- E. Consideration and Approval of a Resolution Authorizing the Executive Director of the IDA to enter into an Agreement with Dutchess County Local Development Corporation for Professional Services

Ms. Lee noted that this is a service contract between the IDA and LDC. The IDA does not have any staff and relies on the staff of the LDC to provide administrative services such as filing for PARIS, making sure the IDA is in compliance, and processing all the applications. This is an annual contract valued at \$150,000.

A motion was made by Mr. Doyle, duly seconded by Ms. Langenthal to approve the Resolution Authorizing the Executive Director of the IDA to enter into an Agreement with Dutchess County Local Development Corporation for Professional Services. All voted in favor. Motion carried.

- F. Authorization for approval for check signing as of January 8, 2020 for Tim Dean, Chairman; Mark Doyle, Vice Chair; Kathleen Bauer, Secretary & Treasurer; Sarah Lee, CEO; and Marilyn Yerks, CFO

A motion was made by Ms. Langenthal, duly seconded by Mr. Doyle to approve the Authorization for check signing as of January 8, 2020 for Tim Dean, Chairman; Mark Doyle, Vice Chair; Kathleen Bauer, Secretary/Treasurer; Sarah Lee, CEO; and Marilyn Yerks, CFO. All voted in favor. Motion carried.

ADJOURNMENT

There being no further business to discuss, a motion was made by Mr. Doyle, duly seconded by Mr. Piccone to adjourn the meeting. All voted in favor. Motion carried. Meeting adjourned at 8:46 a.m.

Respectfully submitted,



Kathleen M. Bauer, Secretary/Treasurer



Date

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| Meeting | <u>01-08-2020</u> |
| Approved | <u>03-23-2020</u> |
| Certified | <u>03-23-2020</u> |