

KLDC

KINGSTON LOCAL DEVELOPMENT CORPORATION

Hon. Shayne R. Gallo, President

Amanda L. Bruck-Little, Executive Director

Brenna L. Robinson, Portfolio Manager

MEMORANDUM

BOARD OF DIRECTORS - KINGSTON LOCAL DEVELOPMENT CORPORATION

JAMES NOBLE, CITY OF KINGSTON ALDERMAN AT LARGE

CARLY WILLIAMS, CITY CLERK

AMANDA L. BRUCK-LITTLE, KLDC EXECUTIVE DIRECTOR / KLDC RECORDING SECRETARY /COMMUNITY DEVELOPMENT FINANCIALS

BRENNA L. ROBINSON, KLDC PORTFOLIO MANAGER / COMMUNITY DEVELOPMENT DIRECTOR/ ZONE COORDINATOR EZ

GEORGE W. REDDER, ESQ., COUNSEL KLDC

HOWARD KOHN. THE CHESAPEAKE GROUP, INC.

SUZANNE CAHILL, CITY PLANNER

GREGG H. SWANZEY , DIRECTOR OF ECONOMIC DEVELOPMENT

DAILY FREEMAN, 79 HURLEY AVENUE, KINGSTON, NY 12401

WKNY, PO BOX 1398, KINGSTON, NY 12402

WWBWZ, WPKF, WRNQ & WRWR-FM, 20 TUCKER DRIVE, POUGHKEEPISE, NY 12601

WPHD/WCZX/WEOK/WRRV, PO BOX 416, POUGHKEEPSIE, NY 12602

WDST, PO BOX 367, WOODSTOCK, NY 12498

POSTMASTER, KINGSTON PO BOX 9998, KINGSTON, NY 12402-9998

FROM: SHAYNE R. GALLO, MAYOR/PRESIDENT OF KLDC BOARD OF DIRECTORS

RE: KINGSTON LOCAL DEVELOPMENT CORPORATION BOARD MEETING

Please be advised that a meeting of the Kingston Local Development Corporation will be held at **8:00 a.m., Thursday, September 18, 2014**. Said meeting will be held in the Mayor's Conference Room, City Hall, 420 Broadway, Kingston, NY 12401.

AFFIDAVIT OF MEETING:

I, Bradley Jordan, Secretary for the Board of Directors of the Kingston Local Development Corporation, did on the **9th day of September, 2014** mail this notice to the individuals listed above. Mailing was accomplished by sealing said notice in an envelope and depositing same, with postage thereon, full pre-paid, with the United States Post Office.

Bradley Jordan

BRADLEY JORDAN, SECRETARY

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AGENDA

Thursday, September 18, 2014 @ 8:00 a.m.

1. Call to Order
2. Counsel Redder - Portfolio Review & Updates
3. Façade Program - Update
Joe Deegan
4. Internship Program
5. Urban Agricultural Initiative
6. Parking Garage
7. Approval of Minutes of Previous Meeting from July 17, 2014
8. Adjournment

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September 18, 2014

PRESENT:

BOARD MEMBERS – President Gallo, Vice President Dwyer, Treasurer Feeney, Secretary Jordan, Mathews, Turco-Levin Fitzgerald, Potter & Taylor

KLDC PORTFOLIO MANAGER & COMMUNITY DEVELOPMENT DIRECTOR- Robinson

KLDC COUNSEL – Redder

COMMON COUNCIL LIASON - Will

ABSENT:

BOARD MEMBERS – Berardi & Clement

KLDC EXECUTIVE DIRECTOR / KLDC RECORDING SECRETARY - Bruck-Little

PLANNING- Cahill

ECONOMIC DIRECTOR – Swanzey

Meeting was called to order by President Gallo at 8:07 am.

At 8:08 am a motion was made by Vice President Dwyer to enter into Executive Session with KLDC Counsel Redder to discuss portfolio litigation and legal matters. Second by Treasurer Feeney. Motion carried. At 9:04 am a motion was made by Ms. Turco-Levin to exit Executive Session. Second by Treasurer Feeney. Motion carried.

A motion was made by Treasurer Feeney to retain Mr. Krom to begin collection actions and to approve the fee of 20% of monies collected on the judgments filed. Second by Vice President Dwyer. Motion carried.

Façade Program – President Gallo recited that \$10,000 has already been allocated to Mr. Deegan’s project on Broadway and that Mr. Deegan had been before the Finance Committee twice before. He invited Mr. Deegan to present to the Board the reasons why he seeks additional funding to complete the project he has started at the property on the corner of Broadway and Thomas. Mr. Deegan thanked the Board for allowing him to be present this morning. He appreciated that the Board has already supported the project with the above-mentioned \$10,000. He understands that he and his partners have been told by the Board that should additional funds be available at the end of the year, he could potentially get additional funding. He realizes it’s not December 31st, but wanted to appear before the Board and extend an invitation to visit the project and get a tour to see the significant progress. As with many projects, there are unforeseen conditions of the building as it had not been sufficiently maintained for about 60 years. He understood that such things would happen and the project has gone over budget. He sought the Boards consideration of keeping his project in mind allow him to make a request for additional funding if, at the end of the year, there are additional funds available for the façade program. Mr. Mathews stated the same as Mr. Deegan in recalling that applicants were advised that they could apply for up to \$10,000 initially and if any funding remained they could come back with another request. That being said, Mr. Mathews wanted Mr. Deegan as well as all applicants to understand that the second request may not be the entire remaining pot, but something much less. Ms. Potter stated that what the Board would encourage Mr. Deegan to do is to come back in sixty days, which brings him to the end of the year, and resubmit a brief application substantiating the expense. This would be reviewed by the Finance Committee and make a recommendation to the Board to take under consideration. The building has three occupied apartments and improvements have recently been made to each including upgrading the heating systems, improving the building insulation, and installation of storm windows. October 1, 2014 the building will have a new tenant (Finklestein) who currently has 16 employees.

Business Park – President Gallo indicated that although it is not on the agenda, he wanted the Board to be aware that there is a potential interest in the Business Park – He has been contacted by a representative of a downstate manufacturer and the Business Park is one of six sites being considered. There would be 25-50 employees to start with expansion, and a strong niche in the market that they serve. The company indicated they were interested in moving North due to cheaper energy costs, a desire for a private location, and the availability of acreage. President Gallo said a few months ago there was another potentially interest party who wanted the former ADI building/parcel for “practically nothing” and they could not agree to a price for the building.

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Internship/Apprenticeship Program – President Gallo stated that he has been working for some time to put together an internship program to provide low-income students with educational-career paths that result in good-paying, local employment in order to address the high poverty and unemployment levels in the City. He has some CDBG funding available and he wanted the Board to consider supplementing it with some KLDC funds to help connect the City’s educational and business partners, including KHS, Huck/Alcoa, UCCC programming at the Sophie Finn school, SUNY, BOCES, perhaps Bard College and Hudson Valley Health Alliance and to give students access to a pre-engineering, advanced education or vocational path. He has met with the new KHS principal, Kurt Reinhardt, regarding this initiative and connecting it to the BEAT initiative. He has also been in touch with Don Kott of UCCC, Don Christiansen of SUNY New Paltz, Chuck Khoury of BOCES, Superintendent Paul Padalino, Frank Flynn, Chairman of the Ulster County Chamber of Commerce Foundation, and County Executive Hein to identify additional internship/apprenticeship funding. He would like the program to provide \$1,000 - \$1,500 stipends to ten to fifteen low-income students and have the above-mentioned partners add to that funding. The plan would be to ultimately place these students into jobs in the fields of art, technology, health care, education, government, business, etc. He will give an update at next month’s meeting regarding the CDBG funding and see if it can be supplemented with KLDC funds. Ms. Potter asked for clarification on the request and President Gallo said he is looking for the KLDC to match the CDBG funding and will get back to the Board with something in writing for the next meeting for their consideration.

Urban Agricultural Initiative – President Gallo indicated that the Consultant, Howard Kohn is working on a proposal to use a local farm’s property of twenty-eight acres at the traffic circle for an agricultural project that identifies a value-added produce line like already-chopped packaged lettuces or the apple packets in a McDonald’s Happy Meal. Those apples are grown here in Ulster County, shipped to the West coast for processing and distributed world-wide. Rather than only collecting the profits of the sale of the apples, this type of project would keep those apples, or similar produce, local and this region would reap the benefits of the added value. This project would connect with local growers, local food processors like Farm-To-Table Copackers at Tech City, school lunch programs, etc.

Parking Garage – President Gallo has tabled further discussion regarding the parking garage at the next meeting, but informed the Board that he has been in discussions with KUBA and a developer regarding construction of a two-deck parking structure at the North Front Street lot near the previous Parent-Teacher Store.

At 9:50 am a motion was made by Mr. Mathews to accept the minutes of the previous meeting . Second by Mr. Fitzgerald. Motion carried.

At 9:51 am a motion was made by Ms. Taylor to adjourn. Second by Treasurer Feeney. Motion carried.

Respectively Submitted,

Brenna L. Robinson, Portfolio Manager for
Amanda L. Bruck-Little
Recording Secretary