

# 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, July 16, 2015**. 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 **8<sup>th</sup> day of July 2015** 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

# KLDC

## KINGSTON LOCAL DEVELOPMENT CORPORATION

---

*Hon. Shayne R. Gallo, President*

*Amanda L. Bruck-Little, Executive Director*

*Brenna L. Robinson, Portfolio Manager*

### **AGENDA**

Thursday, July 16, 2015 @ 8:00 a.m.

1. Call to Order
2. Counsel Redder - Portfolio Review & Updates
3. 635 Broadway – Update
4. Permanent Financing – 108 Borrowers
5. Approval of Minutes of Previous Meeting from April 16,2015
6. Adjournment

# KLDC

## KINGSTON LOCAL DEVELOPMENT CORPORATION

---

*Hon. Shayne R. Gallo, President*

*Amanda L. Bruck-Little, Executive Director*

*Brenna Robinson, Portfolio Manager*

**July 16, 2015**

**PRESENT:**

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

KLDC EXECUTIVE DIRECTOR / KLDC RECORDING SECRETARY - Bruck-Little

KLDC PORTFOLIO MANAGER & COMMUNITY DEVELOPMENT DIRECTOR- Robinson

CONSULTANT - Kohn

**ABSENT:**

BOARD MEMBERS – Secretary Jordan

PLANNING- Cahill

ECONOMIC DIRECTOR – Swanzey

KLDC COUNSEL – Redder

COMMON COUNCIL LIASON – Seche

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

Mr. Deegan and Mr. Ryan came before the Board to speak about the P.I.L.O.T. on their Washington Ave. property as the Board had decided they were not willing to give additional façade grant monies for their building on Broadway. The gentlemen had received notification from the City that due to error of the previous Assessor, they taxes they were billed for were incorrect. While they are still waiting to hear from the City how both sides will be moving forward, they wanted to make it clear to the Board that they have indeed paid all taxes they have been billed for so to say they have not paid their taxes would be incorrect. While it is no fault of theirs that the City has been billing them incorrectly, any and all amounts billed to them by the City have been paid, in full.

At 8:24 am motion was made by Treasurer Feeney to enter into Executive Session and to invite Mr. Kohn of The Chesapeake Group to join the Board in Executive Session. Second by Ms. Turco-Levin. Motion carried. At 9:44 am a motion was made by Vice President Dwyer to exit Executive Session. Second by Mr. Berardi. Motion carried.

The Finance Committee had presented their recommendations to the Board regarding the fixed interest rates of the three 108 loans (Historic Kingston Marina, Clinton & Main and Seven21 Media) that were just put into permanent financing through a public offering by HUD. Each of these borrowers are responsible for the cost incurred to get them into permanent financing and said costs are due by September when their new amortization schedules will go in force. Per HUD, no loan can have the clock re-started. The new rate will take effect with their current principal balance as of the date of new closing (signing of new documents) and will be for the duration of their current time frame. The Committee determined both Historic Kingston Marina and Clinton & Main would be given a fixed rate of 4.25%. Determination of interest rate for Seven21 Media was based on past payment performance, their rate will be 5.25%.

A motion was made by Ms. Potter to accept the recommendation of the Finance Committee to put both Historic Kingston Marina and Clinton & Main into permanent financing with a fixed interest rate of 4.25%. Second by Treasurer Feeney. Motion carried.

# KLDC

## KINGSTON LOCAL DEVELOPMENT CORPORATION

---

*Hon. Shayne R. Gallo, President*

*Amanda L. Bruck-Little, Executive Director*

*Brenna Robinson, Portfolio Manager*

The KLDC Board had given Seven21 Media and/or their attorney a deadline of July 15, 2015 to respond to notice from Mr. Redder regarding a past due amount and how they intend to move forward. As of the close of business on August 15, 2015 there had been no response to either Mr. Redder of the KLDC office. The Board discussed this matter and feels there has been a lack of good faith and communication on the part of the borrower and a blatant disregard for the both the Board and repayment of their loan. A motion was made by Ms. Potter to have Mr. Redder commence the legal action started with Seven21 Media. Second by Treasurer Feeney. Mr. Clement abstained. Motion carried

Several months ago, the Board was notified borrower Fitch Realty was seeking re-financing and had hoped to get on track and up to date with their loan payments. Since that time we have neither had communication nor payment from them. A motion was made by Ms. Potter to have Mr. Redder commence the legal action started with Fitch Realty. Second by Treasurer Feeney. Motion carried.

The Board discussed the marketing of the Kingston Business Park (KBP) and the need to use Commercial Brokers for the CMA's.

A motion was made by Ms. Potter to get CMA's for the property located at 44 Corporate Drive and move forward with listing the property with a commercial broker in accordance with KLDC's Disposition of Property Policy and the NYSABO. Second by Mr. Clement. Motion carried.

A motion was made by Vice President Dwyer to accept the minutes of April 16, 2015. Second by Treasurer Feeney. Motion carried.

At 10:02 am Mr. Berardi made a motion to adjourn. Second by Mr. Mathews. Motion carried.

Respectively Submitted,



Amanda L. Bruck-Little  
Recording Secretary