

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
BRENNAL. 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, November 19, 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 **10th day of November 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

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AGENDA

Thursday, November 19, 2015 @ 8:00 a.m.

1. Call to Order
2. Portfolio Review & Updates – Counsel Redder
3. Façade Grant Application
4. Marketing Kingston Business Park
5. Approval of Minutes of Previous Meeting from October 15, 2015
6. Adjournment

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November 19, 2015

PRESENT:

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

KLDC EXECUTIVE DIRECTOR / KLDC RECORDING SECRETARY - Bruck-Little

KLDC PORTFOLIO MANAGER & COMMUNITY DEVELOPMENT DIRECTOR- Robinson

ABSENT:

BOARD MEMBERS – Secretary Jordan & Berardi

PLANNING- Cahill

ECONOMIC DIRECTOR – Swanzey

KLDC COUNSEL – Redder

COMMON COUNCIL LIASON – Seche

Meeting was called to order by Ms. Potter at 8:10a.m.

A motion was made by Ms. Turco-Levin at 8:11 a.m. to enter into Executive Session to discuss Portfolio legal issues. Second by Mr. Clement. Motion carried. At 9:02 a.m. a motion was made by Ms. Turco-Levin to exit Executive Session. Second by Treasurer Feeney. Motion carried.

Last month the Board discussed inquiring about entering into contract with current Executive Director. Ms. Potter has spoken with Counsel and it was determined that the KLDC could do so. A motion was made by Mr. Clement to move forward with entering into an employment contract with Ms. Bruck-Little, Executive Director of the KLDC for Fiscal Year December 1, 2015- December 31, 2016 with the amendments and changes discussed among the Board. Second by Ms. Potter.

Ms. Potter made a motion to have President Gallo email the contract to the Board members for their review of the aforementioned amendments and changes and to authorize President Gallo to expedite and enter into contract with Ms. Bruck-Little on behalf of the Board of Directors. Second by Treasurer Feeney. Motion carried.

The Board discussed the proposal on behalf of Seven21 Media LLC / Ellenbogen's for the KLDC to subordinate the HUD 108 loan with the KLDC in order for them to refinance with their bank, allowing them to come current with their delinquent balance due. A motion was made by Ms. Potter to request personal collateral from the Ellenbogen's before the KLDC Board will agree to subordinate. Second by Mr. Mathews. Motion carried.

On June 6, 2007 the KLDC passed a resolution to turn over ownership of the Kingston Business Park Public Road (Corporate Drive) and the Utility Systems to the City of Kingston turning over utility improvements, including the water, wastewater and storm water systems to the appropriate bodies and Departments of the City of Kingston for ownership and maintenance purposes. On July 10, 2007 the City of Kingston Common Council passed a resolution to accept taking over Corporate Drive and dedicating it as a public street of the City of Kingston; that the storm sewers, sanitary sewers, catch basins, manholes, solids separators, street lights and related appurtenances on and contiguous to Corporate Drive be dedicated as public utilities of the City of Kingston. The KLDC has been trying to work something out with the City since the discovery of said resolutions in 2014 to no avail. President Gallo recommended to the Board that they take legal action and sue the City for monies due to the KLDC for maintenance and repairs of Corporate Drive and

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A motion was made by Ms. Potter to authorize President Gallo to enter into a listing agreement with Mr. Collins of Sperry Van Ness Deegan-Collins Commercial Associates for the marketing of 44 Corporate Drive. Second by Vice President Dwyer. Motion carried.

During previous meetings the Board had discussed the proceeds from the sale of the property located at 635 Broadway once it was sold and the possibility of using said proceeds to pay against HUD 108 obligations as the Board must still make repayment even though borrowers had not paid back the KLDC. A motion was made by Mr. Clement to allocate the balance of the proceeds once all accounts have been reimbursed for monies laid out for up-keep from the sale of the property located at 635 Broadway to the HUD 108 account to be used to repay HUD 108 obligations. Second by Treasurer Feeney. Motion carried.

The Finance Committee met on November 5, 2015 to review a Façade Grant Application submitted by John Coutant's Kingston Auto Supply, Inc. -NAPA for new signage. Ms. Potter reported that the application had been reviewed for completeness and determined the project meets the criteria set forth in the application. The Heritage Area Commission (HAC) already approved this project and our committee awaits documentation of HAC approval. The committee spent significant time discussing what could actually be seen from Broadway without having to search through trees, beyond a trestle or other buildings. The committee members had driven up and down Broadway several times to be sure of their recommendation. Ms. Potter had even gone to the property to speak with the owner so she could give accurate information of where signs were to be placed. After a lengthy discussion, the Board had decided that while the program was not introduced to be utilized for franchised businesses as franchise owners have the responsibility of keeping up with the franchise requirements but more for the independent business, they would indeed vote to allocate funding to John Coutant's Kingston Auto Supply, Inc. -NAPA to be used to aide in the purchase of signage. A motion was made by Mr. Teetsel to accept the application made by John Coutant's Kingston Auto Supply, Inc. -NAPA and to allocate \$6,500.00 to his project. Second by Vice President Dwyer. A vote of 7 to 2, motion carried. Mr. Mathews and Ms. Turco-Levin voted against.

A motion was made by Ms. Potter to accept the minutes of the October 15, 2015 Board Meeting. Second by Mr. Mathews.

Mr. Mathews asked that the minutes reflect the Board's recognition of President Gallo's service to the Board during his four year term.

At 9:50 a.m. a motion was made by Ms. Turco-Levin to adjourn. Second by Ms. Taylor. Motion carried.

Respectively Submitted,



Amanda L. Bruck-Little
Recording Secretary