



Ellenville Million Skolar

Michelle Booth

to:

lcla@co.ulster.ny.us

08/19/2016 10:15 AM

Hide Details

From: Michelle Booth <mbooth@villageofellenville.com>

To: "lcla@co.ulster.ny.us" <lcla@co.ulster.ny.us>

1 Attachment

PDF



DOC590.pdf

Linda,

Attached you will find a response to your email to Joseph Steoeckeler on August 18, 2016. Please let us know if you need anything further to issue the Village reimbursement for the façade program.

Thank you,

Michelle Booth

Confidential Secretary to Village Manager

Deputy Tax Collector

Village of Ellenville

2 Elting Court, 2nd Floor

Ellenville, NY 12428

845.647.7080 extension 303

845.647.7171 fax

mbooth@villageofellenville.com

Village of Ellenville

***2 Elting Court, 2nd Floor
Ellenville, New York 12428
Phone: 845-647-7080, Fax: 845-647-7171
www.villageofellenville.com***

August 19, 2016

Linda Clark
Office of Economic Development
244 Fair Street
PO Box 1800
Kingston, NY 12402-1800

Dear Ms. Clark,

In response to your email on August 18, 2016, please be advised that the Village paid Mr. Michael Baul at the request of Mr. Skolar as that was the 50% due on the contract. Mr. Michael Baul was the contractor for the contract in question.

Sincerely,


Joseph P. Stoeckeler, Jr., M.P.A.
Village Manager



ELLENVILLE MILLION/FACADE PROGRAM

Linda Clark to: jstoeckeler

Cc: Suzanne Holt

08/18/2016 03:24 PM

Mr. Stoeckeler: The Board of Directors of the Ulster County Economic Development Alliance met on Wednesday, August 17, 2016 and reviewed the Village of Ellenville's request for reimbursement under the Ellenville Million/Facade Program in the amount of \$6,250 for the 162-172 Canal Street, LLC - Sheldon Skolar Project.

They have two questions: what is Michael Baul's relationship to this project and why is the check made out to him?

In the materials provided, a copy of a reimbursement check from the Village of Ellenville Tax Account, Check No. 1111, payable to Michael Baul, in the amount of \$6,250 was submitted as proof of payment from the Village of Ellenville to the 162-172 Canal Street, LLC - Sheldon Skolar Project.

Mr. Baul's name is not mentioned in any of the supporting documentation. The Ellenville Facade Program Agreement is between the Village of Ellenville and 162-172 Canal Street, LLC; signed and agreed to by yourself as Village Manager and Mr. Sheldon Skolar as President.

The members of the Board have requested an explanation as to why the check from the Village of Ellenville was made payable to Michael Baul and not to Sheldon Skolar and what Michael Baul's business relationship is to the 162-172 Canal Street, LLC - Sheldon Skolar Project.

Additionally, with reference to the Ellenville Facade Program Agreement, we respectfully suggest that all future Agreements include the following additional language:

2. REIMBURSEMENT. Applicant shall be reimbursed 50% or up to \$6,250 after all work is complete.

Should you have any questions, please contact Suzanne Holt at (845) 334-5596 or shol@co.ulster.ny.us

Linda Clark
Office of Economic Development
244 Fair Street, PO Box 1800
Kingston, NY 12402-1800
Tel: (845) 340-3556
Email: lcla@co.ulster.ny.us

VILLAGE OF ELLENVILLE**INVOICE**

2 Elting Court
Ellenville, NY 12428
Phone 845.647.7080 Fax 845.647.7171

INVOICE #001
DATE: JUNE 9, 2016

TO:
UCEDA
UC Economic Development Alliance
PO Box 1800
Kingston, NY 12402-1800
Phone 845.340.3556

COMMENTS OR SPECIAL INSTRUCTIONS:

VILLAGE EMPLOYEE	P.O. NUMBER	REQUISITIONER	SHIPPED VIA	F.O.B. POINT	TERMS
Michelle Booth		162-170 Canal Street			Due on receipt
QUANTITY	DESCRIPTION			UNIT PRICE	TOTAL
	Reimbursement for façade improvements Ellenville Million			\$6,250.00	\$6,250.00
	Location 162-172 Canal Street, LLC Sheldon Skolar				

Make all checks payable to **VILLAGE OF ELLENVILLE**
If you have any questions concerning this invoice, contact Michelle 647-7080 ext. 303

VILLAGE OF ELLENVILLE
TAX ACCOUNT
9 ELTING COURT
ELLENVILLE, NY 12428

1111

DATE 5/16/16 CHECK #

PAY TO THE ORDER OF Michael Bond \$ 6250.00

\$6,250.00 DOLLARS

TREASURER [Signature]

FOR

⑈001111⑈ ⑈021912928⑈6401⑈0150 ⑈

302112928 20160518 BANK

FOR DEPOSIT ONLY



**BUILDING DEPARTMENT
VILLAGE OF ELLENVILLE**

2 Elting Court

Ellenville, NY 12428

(845) 647-7080 Ext. 310/FAX: (845) 647-7171

Email: bschug@villageofellenville.com

Brian A. Schug Jr. - Building Inspector

Nordeen Pickell - Housing Inspector

Village of Ellenville

CERTIFICATE OF COMPLETION

Sec-Blk-Lot: 83.311-3-20.100

Building Permit No.: 8618

Location: 168-170 Canal St

CC Date: 05/02/2016

CC No: 8618

APPROVED

THIS CERTIFIES that the structure described herein, conforms substantially to the approved plans and specifications heretofore filed in this office with Application for Building Permit dated: 04/22/2016, pursuant to which Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law.

The structure for which this certificate is issued is as follows:

Question description	Answer
Compensation Insurance Carrier:	Sullivan ****41666
Dimensions:	72" x 84" x 1" thickness
Existing Use:	Mixed commercial / retail
Heating Plant:	Propane
Number of Families:	n/a
Number of Stories:	1
Permit Use:	B-1 Business District
Type:	Alteration / Renovation

Description: Install 72" x 84" clear tempered glass in existing retail / commercial building according to drawing by owner.

Approximate Cost: 12000.00

This certificate is issued to Michael J Baul - DBA MB Construction for the aforesaid structure.

Brian A. Schug Jr.

Building Inspector

(The Certificate of Occupancy will be issued only after affidavits or other competent evidence is submitted to the Superintendent of Buildings that the completion of the construction in compliance with the State Building Construction Code and with other laws, ordinances or regulations affecting the premises, and in conformity with the approved plans and specifications. A final electrical, plumbing, heating or sanitation certificate or other evidence of compliance may be required before issuance of the Certificate of Occupancy).

VILLAGE OF ELLENVILLE BUILDING DEPARTMENT

GOVERNMENT CENTER

2 ELTING COURT

ELLENVILLE, NEW YORK 12428

ELLENVILLE FAÇADE PROGRAM AGREEMENT

This AGREEMENT is entered into by and between the **VILLAGE OF ELLENVILLE**, a municipal corporation, maintaining its principal place of business at 2 Elting Court, Ellenville, New York 12428 (the "Village"), and **162-172 CANAL STREET, LLC**, a New York Limited Liability Corporation, maintaining its principal place of business at 168 Canal Street, Ellenville, New York 12428 (the "Applicant"), (each a "Party," together, the "Parties").

WHEREAS, the Village has entered into an agreement with the Ulster County Economic Development Alliance, Inc. in order to extend funding to local business owners for the purpose of spurring economic growth and development in the Ellenville/Wawarsing area by means of renovating the façades of commercial buildings in the eligible business district area; and

WHEREAS, the Village and Applicant have agreed on the scope of work set forth in Applicant's "Ulster County Economic Development Alliance, Ellenville Million Economic Development Fund Application."

NOW THEREFORE, in consideration of the promises and covenants set forth below, the Village and the Applicant hereby agree as follows:

1. **WORK PERFORMANCE**. The scope of work agreed to by the Village and Applicant shall commence within thirty (30) days of the Village's approval. Should Applicant not engage a contractor and begin construction within thirty (30) days of signing this Agreement, said Agreement shall be null and void.
2. **REIMBURSEMENT**. Applicant shall be reimbursed after all work is complete. The Village shall have the right to inspect work at any time and cancel the contract should the work performed be inconsistent with the standards as set forth in the contract, or if problems with the workmanship arise, or if insurance is not maintained by the contractor.
 - a. The Applicant shall be responsible for paying all agreed upon repairs. The Village will not reimburse Applicant for more than the maximum award amount, or increases above ten percent (10%) of the estimated costs, whichever is less. Payment will only be made upon satisfactory completion of all work. Satisfactory completion will be determined by the Village.
3. **SCOPE OF WORK**. Work to be performed on the façade of the premises located at 168 Canal Street, Ellenville, New York 12428 is as follows:
 - a. Remodeling of facility:
 - i. Remove and replace one window 2 feet 8 inches x 7 feet 2 inches;

- ii. Remove glass tiles and install one window 1 foot 5 inches x 7 feet 2 inches;
 - iii. Cut opening in brick façade to correct size and install metal lintel and farned double glass window panes 6 feet x 7 feet 2 inches;
- b. Estimated capital investment by the Applicant is Twelve Thousand and Five Hundred and 00/100 Dollars (\$12,500).
- 4. **INDEMNIFICATION.** The Applicant agrees to defend, indemnify and hold harmless the Village, including its officials, employees and agents, against all claims, losses, damages, liabilities, costs or expenses (including without limitation reasonable attorney fees and costs of litigation and/or settlement), whether incurred as a result of a claim by a third party or any other person or entity, arising out of the services performed by the Applicant, its employees, representatives, subcontractors, assignees, or agents pursuant to this Agreement. No claim whatsoever shall be made by the Applicant against any officer, agent, or employee of the Village for or on account of any act or omission in connection with this Agreement.
- 5. **GOVERNING LAW.** This Agreement shall be governed by the laws of the State of New York, except where the Federal Supremacy Clause requires otherwise.
- 6. **ENTIRE AGREEMENT.** The rights and obligations of the Parties and their respective agents, successors and assignees shall be subject to and governed by this Agreement, which supersedes any other understandings or writings between or among the Parties to this Agreement.
- 7. **MODIFICATION.** No changes, amendments, or modifications of any of the terms and/or conditions of this Agreement shall be valid unless reduced to writing and signed by the Parties to this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to enter into this Agreement as of the dates set forth below.

VILLAGE OF ELLENVILLE

162-172 CANAL STREET, LLC


By: Joseph Stockeler, Jr., Village Manager

Date: 7/20/16

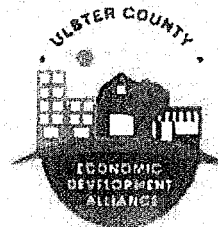

By: Sheldon Skoler, President

Date: 7/20/16



Michael P. Hein
County Executive

Ulster County Economic Development Alliance
P.O. Box 1800, 244 Fair Street
Kingston, NY 12402-1800
Tel: 845.340.3556



Ulster County Economic Development Alliance
Ellenville Million
Economic Development Fund Application

COVER SHEET

To: Ulster County Economic Development Alliance
244 Fair Street, P.O. Box 1800
Kingston, NY 12402-1800

Applicant: 162-172 Canal Street, LLC

Applicant's Street Address: 168 Canal Street

City: Ellenville

State: New York

Zip: 12428

Applicant's Mailing Address (if different): _____

City: _____

State: _____

Zip: _____

Telephone: 845-332-3659

Fax: 845-230-8747

E-Mail: ericcafaro@mac.com

Federal Tax ID Number: 261969072

Name of person(s) authorized to speak on behalf of applicant with respect to the application:

Eric Cafaro and Sheldon Skoler

If applicant is represented by an attorney, please complete the following:

Firm name: N/A

Name of attorney: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

Fax: _____

E-Mail: _____

Section I. Identity of Business

A. Indicate type of business organization of Company:

a. Corporation

If so incorporated, in what country? _____

Type of Corporation: _____

Authorized to do business in New York: _____

b. Partnership

If so, indicate type of partnership: _____

Number of general partners: _____

Number of limited partners: _____

c. Limited Liability Company

If so, formed in what state? _____

New York

Date formed: _____

January 29, 2008

Authorized to do business in New York: _____

Yes

d. Sole proprietorship: _____

B. Management of Company:

List all owners, officers, directors and partners (complete all columns for each person):

Name and Home Address	Office Held	Other Principal Businesses
Sheldon Skoler	President	None
222 Lucks Road, Greenfield Park, NY 12435		
Anna Skoler	Vice President	None
222 Lucks Road, Greenfield Park, NY 12435		

C. Company's Principal Bank(s) Account(s) (Please specify uses for each):

Sterling National Bank

Specified use: Payment of rent and taxes

D. Information regarding the history of the company:

Set up for the purchase of 162 Canal Street, in the village of Ellenville, NY 12428

E. Any current loans or outstanding debt? Yes ☐ No ☒

If yes, please explain:

Section II: Project Elements

A. Description of Project for which the funds are intended and the products/services to be produced:

- 1. Description:** Remove and replace one window.

Product: Window to match existing glass facade (2ft 8in x 7ft 2in).

- 2. Description:** Remove glass tiles and install one window.

Product: Window to match existing glass facade (1ft 5in x 7ft 2in).

- 3. Description:** Cut opening in brick facade to correct size,
and install metal lintel and framed double window panes.

Product: Double glass windows to match existing glass facade (6ft 0in x 7ft 2in).

B. Location of Project:

Street Address: 168 Canal Street

SBL:

City:

Town:

Village: Ellenville, New York 12428

C. What is the business' principal industry classification code? (North American Industry Classification System - NAICS.) Antiques store: 453310

If more than one NAICS code applies, please provide a breakdown of the project's primary business activities: N/A

Business Unit Activities	NAICS Code	% of Project Revenues	Annualized Wages Total
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- D. When is the deadline/date to make the location decision? N/A Decision has already been made
- E. When is the anticipated date that construction will begin? 4.1.16
- F. When is the anticipated construction completion date? 5.1.16
- G. When is the anticipated date that operations will commence? Operations have already commenced

Section III: Capital Investment Information

- A. Describe in detail, the capital investment in real and personal property (examples: construction or remodeling of facility; upgrading/replacing/purchasing of new equipment).

1. Remodelling of facility: One window (2ft 8in x 7ft 2in).

2. Remodelling of facility: One window (1ft 5in x 7ft 2in).

3. Remodelling of facility: Metal lintel and framed double window panes (6ft 0in x 7ft 2in).

- B. List the projected amounts (in thousands of dollars) and type of major capital investment to be made by the applicant in connection with this project (please use the following chart):

	Year <u>2016</u>	Year <u>2017</u>	Year <u>2018</u>
Land	\$ 0	\$ 0	\$ 0
New Construction	\$ 0	\$ 0	\$ 0
Building Renovations	\$ 12.5	\$ 0	\$ 0
Manufacturing Equipment	\$ 0	\$ 0	\$ 0
R&D Equipment	\$ 0	\$ 0	\$ 0
Other Equipment	\$ 0	\$ 0	\$ 0
Total Capital Investment	\$ 12.5	\$ 0	\$ 0

C. What is the estimated square footage of the new or expanded facility? 900

D. Will the business own or lease the property where the project will be located?

Own ☒ Lease ☐

E. If the business will own the property, is or will the property be encumbered by a mortgage?

Yes ☐ No ☒

Section IV: Job and Wage Information N/A

A. Number of current employees: _____ FTE

B. How many new FTE jobs will be created by this project within the first year? _____

C. How many new FTE jobs will be created by this project within three years? _____

D. What are initial average wages and benefits of the new FTE Jobs? Please fill out chart below:

Job Title	Description	Avg Wage	Avg Benefit	FT/PT	Hours/week	Employment Location
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E. Please provide information that supports job creation projections:

Section V: Certification and Signatures

Person Completing the Application on Behalf of the Company:

Company Name: MAGA CORP
Signature: [Signature]
Printed Name: ERIC C AFFORD
Title: PRESIDENT
Date: 3/9/16

Authorized Officer of the Company:

I certify that the responses provided in this Application to the best of my knowledge are true, correct and complete.

I hereby swear, or affirm, under penalty of perjury and other potential criminal penalties that the statements made in this application are true.

Company Name: 162-172 CANAL ST LLC
Signature: [Signature]
Printed Name: SHELDON SKOLER
Title: PRES
Date: 3/9/16

Sworn to before me this

____ of _____, _____

Notary Public

M&T Bank
 Manufacturers and Traders Trust Company
 BUFFALO, N.Y. 14240

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK
OFFICIAL CHECK
 HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

101502431-1
 10-4/220

SHELDON SKOLER
REMITTER

DATE 04/14/2016

PAY TO THE ORDER OF MB CONSTRUCTION

\$ 6,250.00

SIX THOUSAND TWO HUNDRED FIFTY and 00/100USDollars

#3810 - Ellenville

TWO AUTHORIZED SIGNATURES REQUIRED FOR AMOUNTS \$10,000.00 & OVER

 AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑆101502431⑆ ⑆02000048⑆17001019915934⑆

NR-20117 Rev. 8/08

MB Construction

Estimate

PO Box 560
Kerhonkson NY 12446
Mikeyb83091@yahoo.com
(845) 853-2663

Estimate Number: 17
Estimate Date: 2016-03-07
Estimate Amount: \$12500.00
Terms:

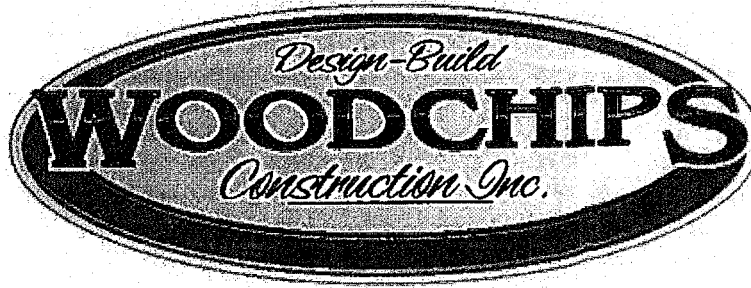
Bill To:

Eric Cafaro

Code #	Description	Quantity	Rate	Amount
1	Replace 1 window.	1	2500.00	2500.00
2	Remove glass tiles and install window.	1	3200.00	3200.00
3	Cut opening in brick and install metal lintil and 2 windows.	1	6800.00	6800.00

Thank you for doing business with us.

Subtotal: \$12500.00
Total: \$12500.00
Paid: \$0.00
Balance Due: \$12500.00



Eric Cafaro

March 8, 2016

PROPOSAL

REMOVE GLASS TILES AND INSTALL WINDOW \$3,250.00

CUT OPENING IN BRICK TO CORRECT SIZE, INSTALL METAL
LENTIL AND TWO WINDOWS

\$6,835.00

REPLACE ONE WINDOW

\$2,525.00

TOTAL: \$12,610.00

WOODCHIPS CONSTRUCTION INC.
252 SINSABAUGH ROAD
EMAIL: WOODCHIPS02@GMAIL.COM

P: 845-744-3803 C: 845-744-6571
PINE BUSH, NY 12566

WOODCHIPSCONSTRUCTION.COM

MB Construction

P.O. Box 560 • Kerhonkson, NY 12116 • Phone 815-833-2603 • Fax: 815-260-8717

Date: 3/30/16

Re: 162-172 Canal St. Ellenville N.Y. 12128

Please see below for description and estimate for work to be performed:

Furnish and install_

72x81 2 section window, tempered glass, Thermally broken aluminum flush glazed system, bronze finish, cut through brick exterior, install steel lenthil for support, finish all sides and top, bottom, cut out metal sticking out from building, install centered, height to match other windows of building.

17x81 1 section, same specs as above. Tear out glass block, install and finish

36x81 replace existing window same as above specs

Materials, labor, permit fees, and application to village.....\$12,500.00

Accepted