

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



## **MINUTES**

### Regular Meeting of the Board of Directors July 14, 2021

A meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 4:30 P.M. on Wednesday, July 14, 2021 at 3 Development Court and through a Zoom Meeting

<https://us02web.zoom.us/j/88394254861>

Meeting ID: 883 9425 4861

The following Board Members were present by teleconference:

Herb Litts – 1106 Dalewood Street, Kingston NY  
Brian Cahill - 273 Hawley's Corners Rd., Highland, NY 12528  
Zach Kleinhandler  
Todd Diorio  
Ashley Knox

The following Board Members were present in person:

Sarah Haley

Also in attendance were:

President:

Tim Weidemann                      Director, Ulster County Office of Economic Development

Ulster County Office of Economic Development Staff:

Kathryn Heidecker              Deputy Director of Economic Development

Other Attendees

Lindsay Simonson              Ulster County Attorney's Office

The meeting was called to order by Chair Sarah Haley at 4:30 P.M.

## **MINUTES**

**Motion:**              Brian Cahill, seconded by Herb Litts, moved to approve the minutes for June 1, 2021.

**Vote:**                  The motion was adopted.

## **CEO/PRESIDENT REPORT**

Welcome of new members by Sarah Haley and Tim Weidemann. Discussion of new member orientation due to three new Board members to discuss history of organization and upcoming priorities. Email will be sent to determine date.

Meeting dates for remainder 2021:

- August 10
- September 14
- October 12
- November 9
- December 14

Tim Weidemann proposes a special meeting for July 27. Will send invite and do quorum check.

Tim Weidemann discusses Ulster County Recovery and Resilience Plan. Details included in packet. Programs impacting UCEDA include providing direct financial assistance to businesses and funds for operation and improvement of Enterprise West.

## **OLD BUSINESS**

### **Authorization of lease negotiations with The Farm Bridge**

New developments related to the lease negotiations and financing of planned improvements mean we need additional time to finalize this agreement.

### **Asbestos Abatement and Air Monitoring Project Bid Award**

**Discussion:** Tim Weidemann shared that asbestos abatement bids came in for building 201. Summary and details included in Board packet. Low bidder of \$516,000 is PAL environment services, has been issued notice of intent to award

**Motion:** Authorize asbestos abatement bid of \$516,000 and to provide up to and not to exceed \$25,000 for air quality monitoring contractor.

**Vote:** The motion was adopted.

### **Mad Batters Financial Discussion**

**Discussion:** Tim Weidemann shared that Mad Batters was previously given incorrect directions on adhering to her loan. We are continuing to request the financials as a step to addressing this issue. Brian Cahill expressed concern over the recurring issues with this business and reiterated we connect Mad Batters with a business mentor.

### **Enterprise West Summer Events**

Tim Weidemann shared upcoming events at Enterprise West, including a collaboration with Jazz at Lincoln Center

**OFFICER'S REPORT**  
**CFO Treasurer's Report (presented by Tim Weidemann)**

**Discussion:** Tim Weidemann went over financials for May and June 2021. He noted that all Revolving Loan Fund recipients (with the exception of Mad Batters) are up to date. Bread Alone has also indicated interest in paying off its loan.

**Motion:** Herb Litts seconded by Brian Cahill, motioned to approve May and June financials as a block.

**Vote:** The motion was adopted.

**NEW BUSINESS**

**Authorize the execution of a contract with Ulster County for implementation of 2040 objectives**

**Discussion:** Tim Weidemann asks for approval to execute contract with Ulster County for implementation of Ulster 2040 priorities

**Motion:** Brian Cahill seconded by Herb Litts, motioned to execute contract to implement 2040 priorities.

**Vote:** The motion was adopted.

**Authorize Steps to Prepare Bond Financing**

**Discussion:** This will enable UCEDA to take next steps to prepare a bond financing package for Enterprise West.

**Motion:** Herb Litts seconded by Zac Kleinhandler motioned to authorize next steps in preparing a bond financing package.

**Vote:** The motion was adopted.

**PUBLIC COMMENT**

Nobody asked for the privilege of the floor.

**ADJOURNMENT**

**Motion:** Herb Litts., seconded by Brian Cahill moved to adjourn the meeting.

**Vote:** The motion was adopted.

The meeting was adjourned at 5:35 PM.