

Ulster County Economic Development Alliance  
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## **MINUTES**

Meeting of the Board of Directors  
February 08, 2022

A meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 4:30 P.M. on Tuesday, February 08, 2022 through a Zoom meeting:

<https://us02web.zoom.us/j/83052242442>

The following Board Members were present by video conference:

Sarah Haley  
Herb Litts  
Brian Cahill  
Ashley Knox  
Zac Kleinhandler  
Ward Todd (joined at 4:34pm)

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, Economic Development  
Samantha Liotta                  Confidential Secretary, Economic Development

Other Attendees

Lindsay Simonson              Ulster County Attorney's Office  
Dante Deleo                      Ulster County Attorney's Office  
Sam Sonenberg                  Ulster County Comptroller's Office  
Alicia DeMarco                  Ulster County Comptroller's Office

The meeting was called to order by Chair Sarah Haley at 4:32 P.M.

## **AGENDA**

This institution is an equal opportunity provider, employer, and lender.

**Motion:** Herb Litts made a motion seconded by Zac Kleinhandler, to approve the agenda with an amendment to move voting items 1-4 to the top of the agenda.

**Vote:** The motion was adopted.

### **PUBLIC COMMENT ON AGENDA ITEMS**

**Discussion:** Alicia DeMarco asked for an update regarding a previous BluePrint invoice. Sarah Haley noted that we can discuss it during the officer's report.

### **MINUTES**

**Motion:** Herb Litts made a motion seconded by Brian Cahill, moved to approve the minutes for January 11, 2022.

**Vote:** The motion was adopted.

### **New Business**

#### **Approval of CARES Awardees Contracts**

**Discussion:** Sarah Haley suggested the two contracts up for approval be blocked together. Brian Cahill asked for clarification on if the contracts up for approval were included in round 1. Timothy Weidemann clarified that these contracts are part of the New York State Office of Community Renewal program also known as Cares I, which is separate from a request currently in with the Ulster County Legislature for a program called Cares II. Herb Litts clarified that the contracts have been reviewed and vetted by County Attorney's office.

**Motion:** Ward Todd made a motion, seconded by Brian Cahill, to approve contracts for the Ulster County Cares awardees.

**Vote:** The motion was adopted.

#### **Acceptance of December 31, 2021 Financial Report**

**Discussion:** Timothy Weidemann gave a brief review of the documentation included in the board packet highlighting the amount of rent Enterprise West received as well as the deposits made for the Solarize Ulster campaign.

**Motion:** Brian Cahill made a motion, seconded by Zac Kleinhandler, to accept the December 31, 2021 financial report.

**Vote:** The motion was adopted.

### **Extension of UHY Contract**

**Discussion:** Timothy Weidemann asked for the Board to consider extending the currently approved UHY contract with no change to budget or scope of work.

**Motion:** Ward Todd made a motion, seconded by Zac Kleinhandler, to approve extend the UHY contract through March 31, 2022.

**Vote:** The motion was adopted.

### **Officer's Report**

### **President & CEO Report**

### **Tech City Enterprise East Updates**

**Discussion:** Timothy Weidemann confirmed that documents have been received from iPark87 including a license agreement that allows company personnel to be present on the property. The escrow funds have been received and deposited into the UCEDA bank account in the amount of approximately \$230,000 which is the balance of the original \$300,000 fund minus the fees paid by National Resources to Harris Beach directly. IPark87 is working through insurance with the County Insurance Department. The County Attorney's office is waiting on receipt of deeds for the property. The next step will be the transfer out of the deeds which will likely be in March. There have been some challenges due to frozen pipes which have been addressed by iPark87. Additionally, iPark87 is working with the EPA to have steps in place to begin the clean up as soon as weather would allow.

### **CARES Funding Update**

**Discussion:** Timothy Weidemann shared that the Ulster County Economic Development staff has begun the process of receiving and reviewing documentation including cleared checks and paid invoices for submission to New York State for approval and reimbursement. Per the County Attorney's office, invoices from awardees to the UCEDA do not need board approval for checks to be sent to awardees if they meet contract and New York State requirements. Timothy Weidemann then asked Samantha Liotta to share a high-level summary of the CARES I program. Samantha Liotta then summarized board packet item number 2 highlighting testimonials included and a total of 31 businesses awarded.

### **Contracts Update**

**Discussion:** Timothy Weidemann made the board aware that invoices are forthcoming for services provided per previously approved contracts with vendors.

### **Revolving Loan Fund Update**

**Discussion:** Timothy Weidemann confirmed that the Ulster County Department of Finance is appointing a new staff member to assist with accounting of the Revolving Loan Fund with more updated forthcoming in a future board meeting.

### **Enterprise West Update**

**Discussion:** Due to discussion of a real estate transaction, an executive session of the board was proposed.

**Motion:** Herb Litts made a motion, seconded by Brian Cahill, for board members, Economic Development staff, and counsel to enter into executive session to discuss a real estate transaction.

**Vote:** The motion was adopted. The Board entered executive session at 4:53pm.

**Motion:** Herb Litts made a motion, seconded by Zac Kleinhandler, for board members, Economic Development staff, and council to exit into executive session.

**Vote:** The motion was adopted. The Board exited executive session at 5:26pm. No decisions or votes were made during executive session.

### **PUBLIC COMMENT**

No one asked for the privilege of the floor.

### **ADJOURNMENT**

**Motion:** Herb Litts made a motion, seconded by Zac Kleinhandler to adjourn the meeting.

**Vote:** The motion was adopted.

The meeting was adjourned at 5:27pm.