

Ulster County Economic Development Alliance
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MINUTES

Special Meeting of the Board of Directors

June 2, 2022

A regular meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 4:30 P.M. on Tuesday, May 10, 2022 through a Zoom meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/81561925738>

Meeting ID: 815 6192 5738

One tap mobile

+16465588656,,81561925738# US (New York)

The following Board Members were present by video conference:

Sarah Haley

Zac Kleinhandler

Ashley Knox (joined at 4:33pm)

Herb Litts

Ward Todd

Brian Cahill

Todd Diorio

Also in attendance were:

President:

Tim Weidemann Director, Ulster County Office of Economic Development

CFO:

Adam Korol Deputy Commissioner, Ulster County Department of Finance

Ulster County Office of Economic Development Staff:

Samantha Liotta Business Services Administrator, Economic Development

Other Attendees

Dante Deleo Ulster County Attorney's Office

Alicia DeMarco Ulster County Comptroller's Office

March Gallagher Ulster County Comptroller

Michael Curti Harris Beach

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

Jared Kaschau

Harris Beach

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

AGENDA

Motion: Todd Diorio made a motion seconded by Brian Cahill, to accept the agenda as presented.

Vote: The motion was adopted.

PUBLIC COMMENT ON AGENDA ITEMS

Discussion: Chair Haley recognized Comptroller Gallagher. Comptroller Gallagher stated that she can not comment on materials that are not provided in the board packet.

MINUTES

Motion: Brian Cahill made a motion seconded by Zac Kleinhandler to approve the minutes for May 10, 2022 as presented.

Vote: The motion was adopted

New Business

Executive Session to Discuss a Real Estate Transaction

Discussion: Chair Haley clarified that the Board of Directors need to go into Executive Session for the purposes of discussing matters related to a real estate transaction. Members of the Economic Development Department staff, UCEDA Board Members, Ulster County Attorney's Office, and Harris Beach staff members were invited to join the Executive Session.

Motion: Brian Cahill made a motion, seconded by Herb Litts, to enter into Executive Session.

Vote: The motion was adopted.

Members of the Economic Development Department staff, UCEDA Board Members, Ulster County Attorney's Office, and Harris Beach staff members entered Executive Session at 4:38pm.

Motion: Brian Cahill made a motion, seconded by Zac Kleinhandler, to exit Executive Session.

Vote: The motion was adopted.

Members of the Economic Development Department staff, UCEDA Board Members, Ulster County Attorney's Office, and Harris Beach staff members exit Executive Session at 6:06pm.

Discussion: Chair Haley clarified that no votes were made during Executive Session. Chair Haley also noted that Todd Diorio will recuse himself from the upcoming resolution to avoid any appearance of conflict of interest. Timothy Weidemann noted that Herb Litts had to leave due to a prior commitment.

Developer Agreement for Enterprise West

Discussion: Chair Haley read portions of the following resolution out loud.

Motion: To adopt resolution 1 of 2022 (full resolution on file) - a resolution to consider and take action on certain matters pertaining to (i) the approval of the execution and delivery of a certain purchase and sale agreement by and between UCEDA and I.PARK 87 WEST LLC (the "Company"), (ii) the conveyance of certain real property located in the Town of Ulster, Ulster County, New York pursuant to such purchase and sale agreement, (iii) and the performance of the covenants, agreements, obligations and transaction set forth in and contemplated by such purchase and sale agreement.

Vote: The resolution was duly moved, seconded, discussed and adopted with the following members voting:

	YEA	NAY	ABSENT	ABSTAIN
Sarah Haley	X			
Herb Litts			X	
Ward Todd	X			
Brian Cahill	X			
Ashley Knox	X			
Zac Kleinhandler	X			
Todd Diorio				X

PUBLIC COMMENT

Chair Haley recognized Comptroller Gallagher. Comptroller Gallagher stated that she has no idea what was just voted on and is not aware of the terms of the PSA agreement that passed.

ADJOURNMENT

Motion: Brian Cahill made a motion, seconded by Zac Kleinhandler to adjourn the meeting.

Vote: The motion was adopted.

The meeting was adjourned at 6:18pm.

