

Ulster County Economic Development Alliance
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MINUTES

Special Meeting of the Board of Directors
May 06, 2024

The Special Meeting of the Board of Directors of the Ulster County Economic Development Alliance was held at 4:30 pm on Monday, May 6, 2024
Karen L. Binder Library, 244 Fair Street, 6th Floor, Kingston, NY 12401
Members of the public were also able to join:

Via Zoom:
Join Zoom Meeting

<https://us02web.zoom.us/j/85169404550?>
Meeting ID: 851 6940 4550
Passcode: 035859

One tap mobile
+16465588656,,85169404550#,,,*035859# US (New York)

The following Board Members were present in person:

Gregory Simpson, Chair
Ward Todd
Herbert Litts III
Megan Sperry (arrived 4:34 pm)
Brian Cahill
Nejla Lias

The following Board Members were absent with notice:
Christopher Cerone

Also in attendance:
Amanda LaValle, President /CEO UCEDA

Ulster County Office of Economic Development Staff:
Kevin Lynch
Samantha Liotta
Fran DePetrillo

Other Attendees:

Dan Shortt, Ulster County Attorney's Office

Daniel Grippo – via Zoom, Harris Beach PLLC

Reporter

The meeting was called to order at 4:33 pm

AGENDA

Motion: Herb Litts made a motion to adopt the agenda as presented, seconded by Nejla Liias.

Vote: Motion Passed

MINUTES

Motion: Nejla Liias made a motion to approve the minutes for the April 22, 2024 meeting as submitted, seconded by Megan Sperry.

Vote: Motion Passed

NEW BUSINESS

Approval of SUNY Ulster LOI

At this time Chair, Gregory Simpson, recused himself for this portion of the meeting. Vice Chair, Herb Litts, took over as Chair. Herb Litts asked for a motion to open discussion of 3a on the agenda.

Motion: Brian Cahill made a motion to open discussion of SUNY Ulster LOI, seconded by Nejla Liias.

Vote: Motion Passed

Dan Grippo, Council to UCEDA from Harris Beach PLLC was present for this meeting for council on LOI's and Master Lease. Dan Grippo informed everyone that he is pleased with the new dates. Amanda LaValle has discussed the LOI with SUNY Ulster President, Alison Buckley, and they are ready to execute the LOI with the amended dates as discussed at the previous meeting.

Motion: Ward Todd made a motion to execute the SUNY Ulster LOI, seconded by Brian Cahill.

Vote: Motion Passed.

Approval of SUNY New Paltz LOI

Gregory Simpson returned to the room and resumed Chair for the remainder of the meeting. Amanda LaValle shared with the board that the timeline changes to the SUNY New Paltz LOI are the same as the SUNY Ulster LOI. SUNY New Paltz agrees with the new dates.

Motion: Nejla Liias made the motion to execute the SUNY New Paltz LOI, seconded by Brian Cahill.

Vote: Motion Passed.

Approval of iPark Master Lease for Execution

Dan Grippo gave an overview of the red line changes to the Master Lease, noting the change to the lease term commencement dates. The fully executed Work Letter will be attached to the Master Lease. Phase 2 commencement date amendments were discussed. All are in agreement with the amended dates. Ulster County Attorney has reviewed and agrees. National Resources is up to date on school tax.

Motion: Brian Cahill made a motion to approve the Master Lease for execution, seconded by Nejla Liias.

Vote: Motion Passed.

OLD BUSINESS

There was no old business.

PUBLIC COMMENT

Discussion: Herb Litts inquired about reaching out to the public on the Revolving Loan Fund. Kevin Lynch clarified that the revolving loan fund is being redesigned, with a focus on co-lending. Further updates to come. Discussion was held regarding co-lending in the future.

ADJOURNMENT

Motion: Herb Litts made a motion to adjourn the meeting, seconded by Megan Sperry.

Vote: Motion Passed

The meeting was adjourned at 4:53pm