

**MINUTES OF THE MEETING OF THE
VILLAGE OF PORT CHESTER
INDUSTRIAL DEVELOPMENT AGENCY**

HELD: November 13, 2019

TIME AND PLACE: 6:30 P.M., Village Hall, 222 Grace Church Street, Port Chester, New York

A meeting of the Village of Port Chester Industrial Development Agency was convened on Wednesday, November 13, 2019 at 6:30 p.m. at Village Hall, 222 Grace Church Street, Port Chester, New York 10573.

ROLL CALL

The PCIDA meeting was called to order at 6:30 p.m. by Chairman Frank Ferrara. On the motion of Board member Richard Cuddy, which was seconded by Board member Daniel Brakewood, the meeting was called to order with the following additional Board members being present: Michael Brescio, John Hiensch, Richard O’Connell and James Taylor

Also in attendance was Administrative Director Christopher Steers, Board Counsel Justin Miller, Treasurer Anthony Siligato, Planning Director Eric Zamft and Acting Board Secretary Constance Phillips

ROLL CALL

<u>MEMBER</u>	<u>MOTION</u>	<u>SECOND</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
<u>BRAKEWOOD</u>		<u>X</u>	<u>X</u>		
<u>BRESCIO</u>			<u>X</u>		
<u>CUDDY</u>	<u>X</u>		<u>X</u>		
<u>FERRARA</u>			<u>X</u>		
<u>HIENSCH</u>			<u>X</u>		
<u>O’CONNELL</u>			<u>X</u>		
<u>TAYLOR</u>			<u>X</u>		

PRESENTATION – SUSTAINABLE PORT CHESTER ALLIANCE

Village of Port Chester Trustee Joan Grangenois-Thomas led off the presentation by introducing the organization broadly as a grouping of Unions, labor groups, civic groups and concerned citizens and that their focus is on the part of the population that they feel are marginalized. As such they advocate for Affordable Housing, responsible development, and civic engagement. She quoted from Article 18A of the New State Municipal Law authorizing IDA's. She suggested the VoPC IDA does not deliver on its broader mission and that Board members need to be term limited. She then introduced a succession of speakers who each covered different topics in an effort to suggest ways the IDA could more appropriately achieve its mandate.

Mr. John Coffey – Local 46 International Association of Bridge, Structural, Ornamental & Reinforcing Iron Workers

Mr. Coffey began by speaking of deaths in service on projects throughout the metropolitan area which he blamed on the lack of apprenticeship programs. General Contractors often keep developers in the dark as to their practices in an effort to cut costs. He suggested that insisting that projects be Union Shop as opposed to Open Shop, young people would receive training in career making trades and safety issues would be greatly reduced.

He said he understood that there are many projects a community would like to get built where there is no room that the increased costs this kind of proposal would bring, but that they would like to focus on those projects that can afford to be responsibly developed and offer career building opportunities. They are vigilant in Port Chester because the view development as imminent, they missed the boat in other Westchester communities, and don't want to repeat that error.

He also advocated for local hire and would like to see an IDA board member be a labor endorsed candidate to advocate for labor issues.

He requested that he be invited back to a Board meeting for a frank discussion.

Summing up, he realizes that the conditions aren't in place for all development to be Union, but that the IDA should join the Unions in fighting against developers. He also suggested that County Executive George Latimer has told him he will try to implement prevailing wage in Westchester County if it continues to falter at the State level.

Ms. Melissa Shetler – Pathways to Apprenticeship

Ms. Shetler introduced her company as a NYC based 501(c)3 also operating in Westchester. Her background is as a union organizer. She is an advocate of Community Benefits Agreements who does not want to chase away developers but focuses on leveraging public benefits for public good.

Her company focuses on assisting people navigate what can be a daunting process through the NYS Department of Labor Apprenticeship program. She said her company has successfully stewarded hundreds of people through the process in NYC and Westchester County.

When asked about costs she estimated that a 5-week full time training program of 200 hours costs about \$6,000 for a group of 15 to 20.

She echoed Mr. Coffey in her call for local hire provisions. She said any concerns about unions not hiring from Port Chester could be addressed in this regard in that they would have to obey such a mandate.

Board members in their questions were focused on young people graduating from High School and the Board's frustration in not being able to channel them into local efforts to train "pre-apprentices." She thought the board should be more focused on the underemployed as in her experience young people 18 – 24 are often not ready to commit to a lifelong career.

Finally, when asked about jobs for the unskilled, she said she only focuses on what she referred to as "long term solutions."

Mr. Robert Girtman – Girtman Memorial Church of the Living God

Mr. Girtman spoke only briefly, to ask that there be a focus on the underprivileged. He referenced a recent tragedy at the Weber Drive Port Chester Housing Authority apartments that was thought to be related to illegal activity and suggested that younger people there be shown a better way to make a living.

Board Comments

There followed a spirited discussion in which a number of Board members suggested that they routinely wrestle with how best to address community issues through their projects but that broad based solutions that sound good often don't have the intended effect.

For example, a Project Labor Agreement would benefit few if any Port Chester residents and likely at a substantial cost to the community it is expected to help.

In the end Chairman Ferrara suggested that the best solution was to not speak in terms of broad policy mandates, but to talk about addressing specific problems directly. That kind of discussion is likely to yield at least some tangible results that will make marginalized members of the community not feel ignored and overlooked.

In closing, Trustee Joan Grangenois-Thomas pointed out that developers have the resources to put themselves in front of the Agency and the community often does not.

CHAIRMAN'S REMARKS

Chairman Ferrara updated everyone on the status of the new zoning given that the Agency board is attempting to align our Uniform Tax Exemption Policy (UTEP) with the emerging zoning plan. The evaluation of the proposed zoning seems to be very much on pace for a mid-winter vote and last week the Village Board of Trustees voted to release the Draft Environmentals (DGEIS) for comments. There will be a Public Hearing at the next Board of Trustees meeting on Monday night, with written comments accepted through Wednesday December 4, 2019.

Chairman Ferrara briefly discussed the Draft Generic Environmental Impact Statement and pointed out that the IDA was a named agency in the proposed mitigations. This will be discussed later during the meeting for possible Board comments. He suggested Board members might also want to submit their personal comments as well. In his view, while this process has reached out to all members of the community, members of our Boards and Commissions are best placed to make constructive comments because they deal with Village issues all the time.

Finally, Chairman Ferrara reiterated his past exhortations that the Board try to finalize the UTEP changes so they can be vetted at a Public Hearing and hopefully incorporated at the same time as any new zoning. He reminded the Board that the Director of Planning in New Rochelle told the Board of Trustees last year that New Rochelle rezoned, and nothing happened. They appointed a Master Developer, and nothing happened. It was only when they City's IDA aligned its UTEP to the new zoning that things started to happen. Unfortunately redevelopment in NYS is a costly affair and doesn't get moving until all the pieces are in place.

APPROVAL OF MINUTES

On the motion of Board member John Hiensch, which was seconded by Board member Richard Cuddy the minutes of the October 16, 2019 meeting were approved.

ROLL CALL

<u>MEMBER</u>	<u>MOTION</u>	<u>SECOND</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
<u>BRAKEWOOD</u>			<u>X</u>		
<u>BRESCIO</u>			<u>X</u>		
<u>CUDDY</u>		<u>X</u>	<u>X</u>		
<u>FERRARA</u>			<u>X</u>		
<u>HIENSCH</u>	<u>X</u>		<u>x</u>		
<u>O'CONNELL</u>			<u>X</u>		
<u>TAYLOR</u>					<u>X</u>

ADMINISTRATIVE DIRECTOR REPORT

Administrative Director Christopher Steers said that Chairman Ferrara has already spoken about the Draft Environmental Impact Statement and also encouraged the Board to review it and submit any comments they may have.

Mr. Steers said they continue to meet with new developers who are interested in doing business in the Village. A common question across the board is “what can they expect in a PILOT from IDA?”

Mr. Steers also informed the Board that they are still looking at the best way to live stream the meetings starting in January to satisfy the state requirements. The Village did hire a new IT Director whom he will be working with very shortly. The goal is a setup in the conference room that will be jointly used by IDA and by the Village.

G&S PILOT

Board Counsel Justin Miller informed the Board that one of the Waterfront at Port Chester unit terms ends May 23, 2020. When the PILOT ends the ownership will return to G&S and with the IDA no longer involved will revert to the assessor’s tax rolls, paying full taxes. IDA will only have to provide a termination notice along with a deed.

ZONING CODE & DGEIS/PCIDA

Planning Director Eric Zamft recounted the history of the rezoning process that began nearly two years ago and included a joint presentation earlier this year with all of the Boards and Commissions. The next step is dictated by the NYS SEQRA process and was furthered by the BOT last week with the acceptance of the Draft Generic Environmental Impact Statement. That document talks about existing conditions, impacts, mitigation issues, and alternatives generically, instead of in a project specific manner. When projects come there may be project specific supplemental impacts that must be studied but a large scope of the work is being done concomitantly with the rezoning.

All of the information is available on the website and it is worthwhile looking at, especially the socio-economic section of the DGEIS which touches on a lot of what was talked about tonight. Transportation, Infrastructure, open space and alternatives, a possible CD6T District are also included in the document. There is a public hearing on the 18th of November and the public comment period is open until the 4th of December. All comments are given equal weight and will be responded to as mandated by the process. Mr. Zamft also gave an overview of how items are identified and the potential ways to mitigate the identified areas. There are mitigation suggestions for each identified areas. Mr. Zamft also said the Planning Department is always available to answer any questions anyone has.

PCIDA/NAMED AGENCY IN DGEIS

Chairman Ferrara read from the DEIS that “The Village could consider adopting a policy supporting the IDA to further explore project labor agreements and community benefits agreements as part of its UTEP.” Chairman Ferrara inquired of Board Counsel Justin Miller as to how the Board should answer being involved in the process.

Board Counsel Justin Miller suggested that this is just the start of evaluating mitigations for the impacts of rezoning. While the Board may choose to weigh in it should not feel obligated to do so, especially as this is simply a suggestion being considered at the present time.

UTEF DRAFT DISCUSSION

Chairman Ferrara reminded the Board that last month we spoke about a road map to the enhanced benefits of a 20-year PILOT and the Board wanted to revisit the heat map to identify problem properties in the Village as one such focal point. We also talked about the possibility of publishing as guidance a 25 percent maximum global benefit or alternatively a PILOT schedule like New Rochelle has in their UTEP. The heat map and the New Rochelle PILOT model are included in this month’s materials.

Some of the UTEP discussion items that will serve as triggers for 20-year PILOTs included the following:

- Projects of historical significance, though not necessarily historically designated properties
- The valuation “heat map” as a trigger, with a project on low valued property (perhaps <\$3M/acre) having to increase the value of a property by an agreed upon multiple.

The Community Benefits that were previously considered as triggers for a 20-year PILOT will be placed in the main body of the UTEP instead. They will now count as counting as positives for financial benefits but no longer be considered triggers. They are a significant expense when a developer is coming the Agency in the first place because a project is financially unfeasible.

Some of the UTEP discussion items that were not agreed upon as triggers for 20-year PILOTs and will not be included:

- Transit Oriented Development projects in the downtown CD5, CD6, and potential CD6T districts
- Limiting the Agency’s appetite for enhanced benefits, like New Rochelle, by setting a maximum number of project square feet that can qualify

Board Council Justin Miller reminded the Board that the document should be a criterion that helps the investor and some thoughts should go into what kind of projects are specifically entitled and not entitled to benefits and the extent of those benefits.

Counsel Miller will work toward incorporating the discussed items.

TREASURER'S REPORT

Treasurer Anthony Siligato provided the Board with the financial report.

INVOICES

Constance Phillips	\$400.00
Anthony Siligato	\$750.00
Christopher Steers	\$1,500.00
Harris Beach	\$1,784.78

(Financial Report on next page)

DRAFT

Port Chester Industrial Development Agency - Fiscal Year June 1, 2019 to May 31, 2020
 Cash Analysis & Net Assets Report
 As of October 31, 2019

Cash on Hand @ 10/1/19 \$457,586.17

Deposits/Wire Transfers/ Interest Received

JP Morgan Chase Interest Earned in October 2019 7.67
 TD Bank Interest Earned in October 2019 156.29

Total Deposits/Transfers/Interest \$ 163.96

Checks Written

Christopher Steers-A/P Administrative Director - September 2019 \$ (1,500.00)
 Anthony Siligato-A/P Treasurer / CFO - September 2019 \$ (750.00)
 Constance Phillips-A/P Secretary - October 2019 \$ (400.00)
 Harris Beach, PLLC PCIDA Corporate Matters - September 2019 \$ (1,784.78)
 CNA Insurance General Liability Insurance 11/5/19-11/5/20 \$ (894.75)
 PC-Rye UFSD Kingsport & Jetro Pilot FY2019/20 \$ (237,298.38)

Checks Written during October 2019 \$ (242,627.91)

Cash on Hand @ 10/31/19 \$215,122.22

Reconciliation of Bank Accounts

JPMorgan Chase at 10/1/19 \$ 253,119.79
 October 2019 Deposits \$ -
 October 2019 Interest Earned \$ 7.67
 Checks Presented - October 2019 \$ (242,627.91)
 Total JPMorgan Chase at 10/31/19 \$ 10,499.55

TD Bank at 10/1/19 \$ 204,466.38
 Interest Earned - October 2019 \$ 156.29
 Total TD Bank at 10/31/19 \$ 204,622.67

Total Bank Balance @ 10/31/19 \$ 215,122.22

Drescher & Malecki, LLP - FY2019/2020 Audit (Check issued 9/12/2019) \$ (4,200.00)
 Brown & Brown of NY, Inc. - Directors & Officers Liability Insurance 11/5/19-11/5/20 (Chk date 10/31/19) \$ (3,710.00)
 Prepaid Expense - Brown & Brown - Directors & Officers Liability Ins. 6/1/20-11/5/20 (Chk date 10/31/19) \$ 1,545.81
 Prepaid Expense - CNA - General Liability Insurance 6/1/20-11/5/20 (Chk date 10/31/19) \$ 372.76 \$ (5,991.43)

PCIDA Net Assets @ 10/31/19 \$ 209,130.79

Prepared by PCIDA Financial Officer

On the motion of Board member Richard Cuddy, which was seconded by Board member James Taylor, the invoices and Treasurers financial snapshot were approved.

ROLL CALL

<u>MEMBER</u>	<u>MOTION</u>	<u>SECOND</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
<u>BRAKEWOOD</u>			<u>X</u>		
<u>BRESCIO</u>			<u>X</u>		
<u>CUDDY</u>	<u>X</u>		<u>X</u>		
<u>FERRARA</u>			<u>X</u>		
<u>HIENSCH</u>			<u>X</u>		
<u>O'CONNELL</u>			<u>X</u>		
<u>TAYLOR</u>		<u>X</u>	<u>X</u>		

ADJOURNMENT

On the motion of Board member Richard Cuddy, which was seconded by Board member Daniel Brakewood the meeting was adjourned to December 11, 2019.

ROLL CALL

<u>MEMBER</u>	<u>MOTION</u>	<u>SECOND</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
<u>BRAKEWOOD</u>		<u>X</u>	<u>X</u>		
<u>BRESCIO</u>			<u>X</u>		
<u>CUDDY</u>	<u>X</u>		<u>X</u>		
<u>FERRARA</u>			<u>X</u>		
<u>HIENSCH</u>			<u>X</u>		
<u>O'CONNELL</u>			<u>X</u>		
<u>TAYLOR</u>					

Respectfully submitted,

Constance Phillips