

IDA MEETING  
MINUTES 1-8-2020

Members in Attendance

Mark Coyne  
Paul Erickson  
Joe Stuart

Also in Attendance: Supervisor Frank DenDanto, Attorney Will Frank, Rudy Charles  
3:30 Meeting Opened

Mark Coyne – Meeting is to discuss extension benefits to Banta for 2020, the project is not complete. I spoke with George Banta Jr. who reached out to me with the request.

So, what time frame do they need, he plans to open in August or September 2020. What is a fair time frame for extension? To be responsible I propose 6 months but not beyond.

Will Frank – This is not a PILOT but mortgage tax and sales exemption. The loan closed so this boils down to sales tax exemption for equipment and purchases filling the hotel.

Will Frank – He asked for 1 year, but they should be opened prior to that. This is only for purchases for this specific project number.

If they need further, it will be discussed at a later date.

Paul Erickson – What if the board says no?

Will Frank – There are no legal requirement to extend them. We need them to discuss what caused the delays for the project. The delays are unknown. They started 3 months later however the loan was closed in 2019. Discuss the CO in 6 months. Sales tax is on the entire project, Starbucks etc.

Mark Coyne – Calls George Banta and leaves a message that board members have questions. I don't think 3 months is enough. 6 month is long enough to get it done or they need a couple more months. We are committed to the project; I'd like to see it through.

Joe Stuart – I just would like to know what the delays are.

Mark Coyne – Let's wait few moments for return call.

It was discussed that Supervisor DenDanto will be taking over as Chairman and the opening for another member.

Will Frank- The agreement expired December 31, 2019 so it is whether to extend it or not. In the meantime, while we are waiting to hear from them you could do a 3 month extension now and have them submit a letter explaining the reasons why there are delays. We are going have to have a meeting with them within the next month to discuss labor monitoring and before March we need to update PARIS reports, bylaws etc. At the February meeting have them bring the labor information, if they satisfy the requests we can discuss further extension. There was no response to labor monitoring request.

Paul Erickson – If it was delayed beyond their control we need to know.

Supervisor Dendanto – They should have been reaching out for this prior to this running out. If they give us the information it should be considered.

Will Frank – he is not calling back, but when he does, request the required labor statistics and construction statistics. The reasons for the delay could be legitimate or issues with a contractor, whatever, we need the reasons. If you decided to extend today he will need to come in and meet with the board with the required documents. The Town is trying to work with him.

Mark Coyne - Motion for 3 month extension on the sales tax benefits January 1, 2020 –March 31-2020

Mark Coyne - All in favor ?

Joe Stuart        aye                    Paul Erickson    aye

Mark Coyne     aye

Supervisor DenDanto discussed Wallkill location with the migration from New York City and the growing of the hospitality industry here. He would like to continue the growth of Wallkill looking for commercial opportunities to bring to the town.

The fee structure for PILOT programs for the Town and the county was discussed.

Motion to Adjourn Mark Coyne 2<sup>nd</sup> Paul Erickson 4:20.

Next meeting will be February 12<sup>th</sup>.