

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

HELD: December 14, 2011

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

A regular meeting of the Village of Port Chester Industrial Development Agency was convened on Wednesday December 14, 2011, at 6:30 p.m. at 222 Grace Church Street, Port Chester, New York. 10573.

Roll Call:

The meeting was called to order by Chairman Neil Pagano with the following Board members being present: Richard Cuddy, Vice Chairman Joseph Kenner and Mayor Dennis Pilla.

Also in attendance were Administrative Director Dwight Douglas, Treasurer Leonie Douglas, Board Counsel Justin Miller, newly appointed Director of Planning Christopher Gomez and Board Secretary Constance Phillips and a member of the public Billy Frenz (owner of the Showboat)

Board Member James Taylor arrived at 7p.m.

Board members not present for the meeting were John Hiensch and Phil Semprevivo. A quorum was nevertheless present.

At a previous meeting the Board authorized the Chair to continue negotiations with Greg Wasser regarding the Global Agreement. The Chairman briefly summarized that they were about 15% to 20% away from where he thought they should be with that agreement. Mayor Pilla stated that he was very pleased with the hard work that Chairman Pagano and Board Council Miller have put forth in an effort to reconcile G & S matters and move forward.

Invoices:

A discussion of an invoice pertaining to the Global Agreement/PILOT Amendments was held relative to collecting closing fees and penalties. The PCIDA would authorize payment for Harris Beach legal expenses (\$26,398 in December and an amount in November) and when the \$90,000.00 included in the global settlement agreement was collected from G &S, the PCIDA would be reimbursed appropriately before the balance was distributed among the various taxing jurisdictions.

A motion to authorize payment of the Harris Beach December invoice of \$26,398 was entered by Mayor Dennis Pilla and seconded by Vice Chairman Joseph Kenner. The motion further stated that this

payment, together with a November payment of \$20,260.54 by the IDA to Harris Beach regarding work in developing and negotiating the global settlement agreement would be reimbursed to the IDA once the agreed on \$90,000 settlement payment was received from G&S. The motion carried unanimously.

A review of submitted bills and invoices was held. A motion to pay the submitted bills and invoices was entered by Board Member Richard Cuddy and seconded by Mayor Dennis Pilla.

On a motion by Mayor Dennis Pilla and Seconded by Vice Chairman Joseph Kenner, payment of the NYSEDC annual membership bill of \$750.00 was authorized.

New Director of Planning for the Village of Port Chester

The Board was introduced to Christopher Gomez, the new director of Planning and Development for the Village of Port Chester.

Mr. Gomez gave a brief history of his background and work career. Mr. Gomez will officially be on board as of January 3, 2012.

A discussion was also held relative to transitioning Mr. Gomez into the IDA aspect of his job. No specific date has been established to phase out Administrative Director Dwight Douglas. Mr. Douglas also stated he would stay as long as needed. Mayor Pilla commended the work of Mr. Douglas and noted that both Administrative Director Douglas and Board Council Miller together equal quite a powerhouse. Vice Chairman Kenner stated we should keep an open mind; there are a lot of variables to look at and maybe consider the transitions in the next fiscal year.

It was also noted that the IDA was given permanent space in the Planning & Zoning room on the 2nd floor and the IDA files would eventually be housed there. Some discussion was given to the fact that Mr. Gomez in his role as Planning Director for the Village might be able to provide GIS Tax Property Data. Mayor Pilla also requested that Mr. Gomez resume be shared with the Board.

Minutes

Vice Chairman Kenner noted one minor correction for the November minutes and on the motion of Board Member Richard Cuddy which was seconded by Vice Mayor Kenner the corrected minutes were accepted. Mayor Pilla abstained on the vote.

Treasurers Report

Treasurer Leonie Douglas provided the treasurers report as of 11/30/2011

Bills paid totaled \$5,834

Cash Balance \$236,000

Mrs. Douglas also stated that we have expended 77% of the allocated budget and we were running a bit over due to the Bond Filing Fee. Also the Auditor's line is a little over and any adjustments will be made at year end.

The current G&S PILOT payment of \$1,710,991.82 has been received and distributed to the school, County, Village and Town. The second revised payment for G & S- AMC Cinemas & Bed Bath & Beyond in the amount of \$59,322.42 was also received and as part of the settlement will be distributed accordingly. PILOT Payment of \$89,782 has been received from Southport as well as \$5,242 for Sidewalks.

The monies will be distributed among the schools, the Village and the Town as of 1/12/12. A motion to accept the Treasurers report was entered by Board Member Richard Cuddy and seconded by Mayor Dennis Pilla.

Vice Chairman Kenner left at 7:15pm.

Global Agreement - Justin Miller

Board Council Justin Miller stated that forms had been finalized for the PILOT Settlement in connection with the G & S Project.

Discussions were held relative to:

Certificates of Completion

Traffic Improvement

Escrow Agreements

No changes to the IDA portion of the agreement

Bulkhead remains to be a pressing issue

Certificates of Occupancy relative to Escrow Payments

120 North Pearl Street Project

Discussions were held regarding Pre Qualifications for PILOT Payments (120 N. Pearl Street Apartments) The builder wants to see what type of assistance is available. It was noted that UTEP may not be the best tool. The builder would have to stay within UTEP guidelines and the Master Plan is still evolving and therefore needs to be consistent with all housing development projects.

Showboat

Billy Frenz discussed his efforts and obstacles in trying to make the Showboat a reality in Port Chester. He was encouraged by Mayor Pilla to continue to work with the Village in furthering his endeavors.

Discussion was held regarding transmission to the taxing jurisdictions of the balance of the \$90,000 payment to be received from the Global settlement.

Board Council Justin Miller, Administrative Director Dwight Douglas and Treasurer Leonie Douglas would work to prepare a letter transmitting the balance after expenses of the \$90,000.00 settlement payment.

A motion to adjourn was entered by Board Member James Taylor and seconded by Mayor Dennis Pilla

The meeting was adjourned at 8:19pm

Respectfully submitted,

CONSTANCE PHILLIPS

Secretary