

Final – Adopted 09.25.2019

**MHREDC Public Meeting  
Friday, July 12, 2019**

**Introductory Information:**

Date and Time Meeting Commenced:

Friday, July 12, 2019 – Public Session: 12:37 PM

Location:

Bard College Bertelsmann Campus Center, 30 Campus Road, Annandale-On-Hudson, NY 12504

Council Members Present: Donald Christian; Jonathan Drapkin; Maureen Halahan; Jacquie Leventoff; Robin Rosenberg; Al Samuels; Ned Sullivan; James Taylor, Jr.; Kristine Young

Council Members Substitutes: Ron Hicks (Rep. Molinaro); Bill Fioravanti (Rep. Neuhaus); Barbara Barosa (Rep. Odell); Jeremy Schulman (Rep. Day); Freda Eisenberg (Rep. Alvarez); Suzanne Holt (Rep. Ryan)

State Agency/Local Government/ESD Staff: Lydia Biskup (Rep. MOS Serino); Thomas Scaglione (DOL); Jamie Ethier (DOS); Sandra Jobson (DOT); Dwight Brown (EFC); Erin Drost (OPRHP); John Petronella (DEC); Ross Levi (ESD); Stephanie Mossey (DEC); Wendy Rosenbach (DEC); Monique LeGendre (ESD); Linda Malave (ESD); Ashley Seyfried (ESD); James Kostenblatt (ESD); Omayra Reyes-Vazquez (ESD); Adam Kilduff (ESD)

**Welcome and Remarks:**

**President Christian introduced Debra Pemstein to provide welcome and opening remarks.**

Call to Order:

Preamble requesting disclosure of any conflicts of interest read.

Conflicts noted: (Please List)

---

---

Recusals noted: (Please List)

---

---

No conflicts noted.

The record of recusals was noted and acknowledged at the meeting.

President Christian thanked the following elected officials for attending the public meeting:

- Mayor Brendan G. Coyne, Mayor of Cornwall on Hudson
- Neil Bettez, New Paltz Town Supervisor
- Dana Levenberg, Ossining Town Supervisor
- Karen D’Attore, Ossining Village Manager

**Host Remarks – Debra Pemstein, VP, Development and Alumni/ae Affairs, Bard College**

Ms. Pemstein welcomes everyone to Bard College and thanks the council. She briefly spoke about the grants that Bard College has received and the projects they have completed.

**Overview of Mid-Hudson REDC’s LIVE, WORK and PLAY strategy – James Kostenblatt stepping in for Meghan A. Taylor, Executive Director, MHREDC**

Mr. Kostenblatt gave an overview of the 2019 competition breakdown and key resources for round 9. He noted the importance of showing how a project aligns with the MHREDC strategy: LIVE, WORK, PLAY.

\$750M is available from over 30 programs across 10 state agencies.

- All 10 regions will be competing for the designation of top performer.
- Five top performers will be awarded \$100M in ESD Capital Grants
- The remaining five regions identified as Regional Awardees will be awarded a portion of \$50M in ESD Capital Grants.
- Over \$225M in additional state funding through the CFA from various state agencies
- \$10M to each region for Downtown Revitalization Initiative.

## **LIVE Project Presentation: RUPCO's Energy Square – Kendra Home, Real Estate Development Project Manager, RUPCO**

The mission of RUPCO is to create homes and to support people and improve our communities. The RUPCO vision is for strong, vibrant and diverse communities with opportunity and a home for all. The business lines and function focus on the following,

- Homeownership
- Property Management
- Rental Assistance
- Housing and Program Services
- Community Development
- Real Estate Development

Currently RUPCO owns and manages 20 scattered site properties and manages 588 units with over 700+ tenants.

Ms. Home spoke about 3 large projects that RUPCO has taken on that is helping to transform Midtown Kingston.

**Lace Mill-** 55 units preference for artists and historic preservation/rehab

- **Resources- \$18.9M Project- completed**

**Energy Square-** 57 units preferences for young adults 18-25. 100% of the energy consumed on site is generated on site. It is also the future home of the Center for Creative Education for art, music and dance.

- **Resources- \$21.9M Project -40% complete**

**The Metro-** Fully commercial development. Will offer affordable rents for community services and small businesses.

- **Resources-\$16.3M Project- construction to start by the end of 2019**

**WORK Project Presentation: Star Kay White – Benjamin Katzenstein, President & CEO; Martin Hettinger, Vice President & CFO, Star Kay White**

Star Kay White manufactures fine flavoring ingredients, most of which is used to flavor ice cream for the major ice cream retailers across the country. Mr. Katzenstein noted that the company is undergoing an \$18M project to help upgrade their facilities. He noted that the project created 21 jobs and 2.25M was received from ESD grants.

**PLAY Project Presentation: Steve Rosenberg, Executive Director, Scenic Hudson**

Mr. Rosenberg spoke regarding the Hudson Highlands Fjord Trail. The project is taking place in Putnam and Dutchess counties and spans from Beacon to Cold Spring. The speedway is to be transformed into a scenic byway and to establish the Breakneck Connector, a bridge from the train stop over the tracks. Mr. Rosenberg noted that in doing so, the goal is to enhance safety, recreation, tourism, economic development and constructability. Four awards were received for the project.

- \$100,000 Parks Rec Trails
- \$500,000 Parks Planning
- \$100,000 ESD Market NY
- \$400,000 DOS LWRP

**Public Comment**

MHREDC Co-Chair Don Christian noted that the public comment time not be used to pitch projects.

Dan Proctor- Executive Director, Kingston Waterfront Revival. —Mr. Proctor asked the committee what the best way to secure a grant would be and who would be best to talk to about how to move forward.

Chris Hewitt, Director of Hudson Valley Current — Mr. Hewitt’s question was directed towards the Star Key White presenters. He asked if they could elaborate on what the benefits are in establishing relationships with bankers.

Representative from the Center for Post Carbon Logistics —The question was if a project encompasses two counties who I should be in contact with about where to submit applications.

Laura Kopczak, Arm of the Sea Theatre in Saugerties- Her question was what would be the best way to frame a project?

Dana Levenberg, Town Supervisor, Ossining & Karen D’Attore, Ossining Village Manager— Ms. Levenberg commented on how the town along side the village are working hand in hand to achieve the goals of the live, work, play strategy. Ms. D’Attore commented on how they are focusing on planning for a healthier community.

Brendan Coyne, Mayor, Cornwall-on-Hudson—Mr. Coyne’s asked for more information about the power of partnerships and whether there is a limit as to how many letters of support is considered enough.

Tim Moore, Woodstock Resident— Tim spoke about how the local library needs to be replaced wondered how he should apply for grants when some of the funding for this project has been donation based.

Meeting was adjourned at 1:49PM