

WEBVTT Public Hearing Transcript The Wick LLC

Columbia Economic Dev Corp: Good morning. My name is Carmine Pierro. I'm chairman of Columbia County Industrial Development Agency in connection with the matter which is subject in the public hearing. Today we are holding public hearing to allow citizens to make a statement to the record relating to the involvement of the agency.

The following matter pursuant to a closing. On May 12, 2017, the agency entered in a release agreement, dated as of May 1, 2017, and a payment in lieu of tax agreement, dated, as of May 1, 2017 each. By and between the agency and 41 Cross Street Hospitality, LLC. The prior owners of the company, in connection with the project, consisting of the following, the acquisition of an interest in approximately point 50 acre parcel of land located at 39, 41, and 43, 51 Cross Street in the city of Hudson, Columbia County, New York, together with the existing land located thereon, containing approximately 40,800 square feet of space. The renovation, reconstruction, and upgrading of the existing facility and related improvements located on the land, the existing facility and improvement here and collectively referred to as the facility and 3. the acquisition and installation therein of certain machinery and equipment, the land, the facility, any equipment here and collectively referred to as the project facility, all of the foregoing to be owned by the prior company and operated as a boutique hotel facility, and other directly and indirectly related, uses the granting of certain financial assistance within the meaning of section 8, 54, 14, of the act which respectively to the foregoing, including potential exemptions from certain sales, and use taxes and real property taxes and real property transfer taxes and mortgage recording taxes and the lease of the project. Facility to the prior company, pursuant to the terms of the lease, dated, as of May 1, 2017. The lease agreement by in between the original company and the agency, a memorandum on which was recorded on May 19, 2017, in the Columbia County clerk's office in the book 8, 46, page 1493, instrument 201-70-0454, one on or about July 25, 2017, 41 Cross Street, LLC. A New York State Limited Liability Company, submitted an application to the agency, a copy of which application is on file at the office of the agency, which application requested that the agency considered a request by the new company for approval, by the agency of certain assignment and assumption relating to the project said assignment request, consisting of the approval of the agency of the assignment by the Prior Company to New York of the lease agreement., the payment in lieu of taxes and certain other documents entered into by the prior company in connection with the closing. payment blue with taxes entered into by the prior company in connection with the closing collectively, the basic documents, the assumption by the New York Company, of the basic documents and to provide the new company with sales tax exemption.

I intend to provide general information of the agency's general authority and public purpose to provide assistance to the assignment request. I will then open the comment period to receive comments from all present who wish to comment on either, assign a request for the additional facility. Assistance contemplated by the agency will request for the assignment, request

the provisions of chapter 1030 of laws.

1,969 of New York, consisting of title, one of Article 18, A, and a general municipal law chart 24 of the Consolidated Laws of New York, as amended, and chapter 3, 0 5. Of the 1,975 laws of New York as common, consisting section 8, 95, one of said general municipal law.

Collectively, the act authorize the company to promote, develop, encourage, and assist in acquiring constructing, reconstructing, improving, maintaining, and equip and equipping and furnishing of manufacturing, Warehousing research, commercial and industrial facilities, among others, purpose of public hearing. Pursuit of section 8, 59. Dash a 2 of the general municipal law of New York State prior to the agency providing any financial assistance more than \$100,000 to any project. The agency, among other things, must hold a public hearing. Pursuit to section 859 a. Of the act which respect to said project since the proposed financial assistance to be provided by the agency with respect to the assignment request, may exceed \$100,000, and prior to providing any financial assistance, as defined in the act of more than \$100,000 to the assignment request. The agency must hold a public hearing on the nature and location of the property, and the proposed financial assistance to be provided by the agency with respect to the assignment request.

After consideration of the application received from the new company, members of the agency adopted a resolution. On August 6, 2,024, the resolution authorized to sign an assumption and public hearing in connection with assignment and assumption authorize the agency to conduct the public hearing with respect to the assignment request. Pursuant to Section 859, dash a 2 of the act by the way of background. Notice of the public hearing was published on August 24, th 2,024, in the Daily Gazette, a newspaper of general circulation available to the residents of the city of Hudson, Columbia County, New York. In addition, as required by New York State law, the notice of the public hearing was mailed out on August 21, 2,024, to the Mayor of City of Hudson, Chairman of the Columbia County Board of Supervisors, Columbia County, and the Superintendent Board of Education, President and district clerk, the City Hudson School district.

Lastly, copies of the public Hearing notice were posted on August 21, st 2,024 on a public bullet located at City Hall, located at 5 20 Warn Street, in the city of Hudson and one Hudson City Center suite, 301 in the city of Hudson, Columbia County, New York, were posted on August 21, 2,024 on the agency's website, a copy of the certified resolution authorizing assignment and assumption and public hearing in connection with the assignment and assumption, was mailed to the affected taxing jurisdictions on August 21, 2,024, copies of notice of the public hearing are available on the website of the agency. Now, unless there is no other injection. I'm going to suggest waiving the full reading of the notice of public hearing, and instead request that the full text or notice of the public hearing be inserted in the record of the public hearing if there are no objections.

Columbia Economic Dev Corp: Okay. The comment received today at the public hearing will be presented to the members of the agency at or prior to the meeting at which the members of the agency will consider whether to approve the undertaking of the assignment request by the agency, and

granting, by the agency of any financial assistance in excess of \$100,000. With respect to the agency request, then, also, the public hearing indicated that that written comments could be addressed to Carmine Pierro, chairman of the agency we have received

M. Tucker: 0. We have not received any comments. Mr. Chairman.

M Tucker. So there has been no written comments prior to the public hearing, which will be included in the public record remarks by the new company. I'll now introduce Ben Fain, who is appearing on behalf of the new company. If there's any comments you like, or a little overview of your project.

Mr. Fain. Sure. Well, we're thrilled to get to take over, you know. Purchase the Wick. That's a it's a big part of our plans for the waterfront, and assuming the pilot is extraordinarily helpful for us. Actually, I don't think it happens without it. So I'm very grateful to be here and grateful for the Cdc support on it is I would say. It's crucial for us. So just here to probably answer any questions or and just say, thank you for the support and just looking forward to improving the width, making it a little bit better, and being part of what's going on down at the waterfront, because it is pretty a pretty exciting place for us to be so. Thank you for letting me be here. Thank you.

Chair Pierro: What we'll do now is open the public hearing for public comment. Paused for Comments

By the way, of operating rules. If you wish to make a public comment, please indicate you wish to do so, and I will call on you. Please wait to be recognized. Once recognized, please stand and state your name and address for the record. There's nobody online. There's no public comments

Chair Pierro: after 15 min, nobody online. Okay. when everyone has had the opportunity to speak. I'll conclude the public hearing a record of the public hearing will be prepared and included in file for the matter. For this matter again, the purpose of the public hearing is to solicit public comment. We're not here to answer questions, however, we will be in the course of the public hearing. Consider questions. we have any information to answer the questions, and there is sufficient time to consider such questions. I'll now ask if there's anyone on the conference at all, who wishes to comment on either the nature or location of the project, facility, or the proposed financial assistance being contemplated by the agency with respect to the agency assignment request for the record. Please state your name and indicate comments.

Mr. Tucker: There's nobody here.

Chair Pierro: There's nobody here, no one's making public comments So what we do is close the hearing, I will move to close this public hearing. We will close this public hearing, Thank you. No other further comments. I will now close the public hearing at 8:46.