P R O C E E D I N G S

PUBLIC HEARING

City of Mechanicville and Town of Stillwater
Industrial Development Agency

****

A Public Hearing

in the matter of

Dakota Partners, Inc.

Section 859-a(2)

General Municipal Law

****

February 7, 2023
6:15 p.m.

Stillwater Town Hall
881 Hudson Avenue
Stillwater, New York

PRESENT:

FOR THE IDA:

      Sally Herrick - Chairperson
      Maria Morris - Vice Chairperson
      Barbara Corsale - Member
      John Fusco - Member
      Patrick Hildredth - Secretary
      Marilyn Erano - Treasurer
      Judy Wood-Zeno - Member
      John Amodeo - Member

ALSO PRESENT:

      John Bove - CEO
      Sal Iavarone - CFO
      Gina Kenyon - Agency Administrative Assistant
      James Carminucci, Esq. - Special Counsel
      Tori Riley, Vice President,
          Saratoga Economic Development
          Corporation

PRESENT:

      Brian Denato - Vice President of Development
      Brenden Lloyd - Project Manager

I-N-D-E-X

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(Exhibits Numbers 1 and 2 were marked for identification, this date.)

CHAIRWOMAN HERRICK: I'm going by the clock in the back of the room, and it is 6:15, so the Public Hearing is open.

Tori Riley, do you want to tell us what we're here for?

MS. RILEY: Yes. I'm here tonight -- if these gentlemen would like to join me -- with Dakota Partners, and we're here tonight to ask for your consideration of some incentives for the 120-unit, mixed use multifamily complex that they're looking to design, construct, and develop.

The total project costs are $50,206,925. We're requesting property tax exemptions of $989,843. We're asking for an estimated value of sales tax exemption of $1,338,430, and we're asking for mortgage tax exemptions of $170,625.

There are additional public incentives being granted of $25,084,381, and 54.94 percent of this project would be incentivized.

CHAIRWOMAN HERRICK: And by whom, anybody in particular?

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MR. DENATO: Primarily New York State Homes & Community Renewal.

CHAIRWOMAN HERRICK: Okay. The length of the PILOT on this one is longer than we normally do because of the type of PILOT -- the type of project it is.

MR. DENATO: Correct.

CHAIRWOMAN HERRICK: This is a 30-year PILOT.

MR. DENATO: Correct. We requested a 30-year PILOT, which is coterminous with the mortgage that we'll be provided by New York State Homes & Community Renewal.

CHAIRWOMAN HERRICK: So it is part of their process.

MR. DENATO: Yes.

CHAIRWOMAN HERRICK: Okay. Sorry, Tori, I didn't mean to interrupt you.

MS. RILEY: That's okay. They are creating jobs, as far as management and clerical, three jobs each year for the first three years, in addition to many of the other jobs that would be available to be filled in the area by having these workers so close and accessible.

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Much like a project we talked to earlier, she is looking to hire a lot in Mechanicville, so these type of mixed development would actually bring people closer to opportunities for openings that are right here in the community, in both of the communities.

CHAIRWOMAN HERRICK: Okay. Brian, do you want to add anything?

MR. DENATO: Sure. So obviously Tori did a good job of just introducing the project. This is obviously workforce housing. It's intended to provide homes for people in the community. We've done a lot of background on this, and we've obviously talked to the Board about this quite extensively.

We do a lot of research before we decide to propose one of these projects, so we look at the market to make sure that there are people indeed in the market and in the community that need the type of housing we are proposing, and we feel really strongly, after doing our market study, that this is going to be a successful community and ultimately be a benefit to the community.

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We're Dakota, we're a builder/developer, but also an owner, so we expect to be involved in the project for the life of the project, and because of the funding that comes, we have a commitment to provide and to continue to provide these community benefits really for a minimum of 30 years, and it's likely to be a lot longer than that.

We're excited for the opportunity and look forward to moving the project forward.

CHAIRWOMAN HERRICK: So when we had our meeting in October, I know somebody from the State, a representative, came, and they're still committed; is that correct?

MR. DENATO: They are.

CHAIRWOMAN HERRICK: They told us then that they were committed.

MR. DENATO: Yes. They actually told me that they finally committed to a date. So, it's not an exact date, but they said we would be -- so they'll do three closings a year, and each one is a group of projects. So we'll be in their November closing. So, a little later than we would have liked, but at the end of the day, it's

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just getting that date is the thing that we're really looking for.

 CHAIRWOMAN HERRICK: Okay.

 MS. RILEY: And there's 120 units, 20 one-bedroom, 60 two-bedroom, and 40 three-bedroom, 12 of the units will be put aside for vets with special needs but, again, this is 120 units that are spending money throughout the communities, so we ask you to consider the incentives put forth by Dakota Partners.

 CHAIRWOMAN HERRICK: Okay. Anybody from the Public want to make any comments?

 (No response.)

 CHAIRWOMAN HERRICK: This Project has been fully approved by the Stillwater Town Planning Board, correct?

 MR. DENATO: Correct.

 CHAIRWOMAN HERRICK: All the approvals and everything has come through?

 MR. DENATO: That's correct.

 CHAIRWOMAN HERRICK: Anybody?

 MAYOR BUTLER: I had a question on the PILOT.

 CHAIRWOMAN HERRICK: Sure.

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MAYOR BUTLER: I talked to the School District today. They're still kind of playing catch up on this.

CHAIRWOMAN HERRICK: This is the Mayor from Mechanicville, Mayor Mike Butler.

MAYOR BUTLER: Oh, I'm sorry. I'm Mike Butler. I'm a citizen of Mechanicville.

Again, they're still trying to grasp how many students we're going to get in Mechanicville. I just heard the breakdown, and it's kind of a limited area getting from this development into the School District.

They're going to come through some narrower streets, and they weren't quite sure the impact it was going to have on the school, and I see you got your breakdown in the PILOT where you get 40,000 the first year.

I'm sorry, I'm new to this, but I don't know who gets what in that 40,000.

CHAIRWOMAN HERRICK: That would get broken down based off of the assessment.

MR. CARMINUCCI: We might have that, Mr. Mayor. It wasn't included, but let me see here. Yes.

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MAYOR BUTLER: That's okay, Jim.

MR. CARMINUCCI: It was part of the application.

MAYOR BUTLER: Okay.

MR. CARMINUCCI: So it shows the breakdown between the School District and the Town for each year.

MAYOR BUTLER: Thank you. Those are just some of the things I was concerned with, how it's going to affect the School District and are we going to have a school project and the school is going to get $33,000 the first year, and it does go up, but if there's a school expansion in there, and, you know, those are things we can't foretell until we know how many students we're going to have.

I heard 43 units -- I'm sorry, 40 three-bedroom?

MR. DENATO: Correct. Sixty two-bedrooms and 40 three-bedrooms.

MS. WOOD-ZENO: We did a study on this, right? Didn't we have the number of students that were anticipated?

MR. DENATO: Yes. So we typically -- I

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did a rough calculation, and I figured that --
well, I know that there can't be more than one
student from the two-bedroom and two students
from the three-bedroom, which would be 140 as
kind of the max, but those aren't all going to
come from -- those aren't all going to be an
influx. So typically --

CHAIRWOMAN HERRICK: So that's over the
course of the time period?

MR. DENATO: But a number of them already
exist in the School District. So we typically
estimate -- it varies from community to community
-- about 75 percent of that population will be
already there, approximately.

MAYOR BUTLER: So you're thinking someone
is going to move from an existing building to
those structures?

MR. DENATO: Somewhere in the market
area, which is primarily Stillwater and
Mechanicville, so the Town of Stillwater and
Mechanicville. So there may be some shifts
between School Districts because it's on the
border, but that's what we've historically
experienced.

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CHAIRWOMAN HERRICK: In other places that you've done this that's what you've seen?

MR. DENATO: Yes, and that was a statistic that Dan gave when he was here from HCR based on his experience throughout the State.

MS. WOOD-ZENO: And also, Mike, a traffic study was completed, an extensive traffic study, which showed that this was not going to be a problem, so it was --

MAYOR BUTLER: The school buses and the size of the streets?

MS. WOOD-ZENO: Yes, that was all completed.

MAYOR BUTLER: Yes, because we were never privy to the traffic stuff, the School District wasn't, so they were just a little concerned, because we've actually started making some of the streets no parking one side only in anticipation of more school busses going up there.

As a matter of fact, I just got a couple of petitions from people who live on Schulen, Warsaw. They're very concerned. They're looking for us to decrease speed limits. They're trying to limit construction traffic. So, just try to

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keep that in mind, because I would imagine you're

going to have to send them through Stillwater.

Ed will lead them through and show them how to

get there, but if they try to come up those

streets with tractor trailers, it's going to be

difficult.

MR. DENATO: I would agree.

MAYOR BUTLER: Just so long as -- you

know, some of those streets aren't in very good

shape now.

MR. DENATO: That's something I would

just say that we're required with the Town of

Stillwater to have a preconstruction --

MAYOR BUTLER: Those will all be part of

the construction plan, I'm sure.

MR. DENATO: Yes, that's something I'm

happy to reach out when we get to that point to

make sure that the appropriate people from

Mechanicville are there too, because it is --

MAYOR BUTLER: That's fine.

MR. DENATO: -- it's a process that --

MAYOR BUTLER: Sure. You tell a truck

driver to go one way, and if he goes that way,

that's a whole different ball game too. You give

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everybody a map and everything, and their GPS is

going to send them underneath the bridge like

happens over in Scotia and Glenville. They just

keep going till they hit the bridge and rip the

top off. So I know it's difficult to do.

MR. DENATO: Yes.

MS. WOOD-ZENO: There was a Public

Hearing which all the people within, what is it,

500 feet or whatever were all notified, but I

don't recall anyone --

MAYOR BUTLER: No, no.

MS. WOOD-ZENO: There were a few people,

because I did look at --

MAYOR BUTLER: Well, it got approved five

years ago, so, I mean, it's been a few years.

MS. WOOD-ZENO: And I think there were --

I just looked at the notes not long ago, but

several people came, maybe half a dozen, but

there was nothing that they brought up that was a

show stopper.

MR. KINOWSKI: To help you out, there is

the Capital District CDRPC issues a statement,

and they study annualization of children per

housing unit in newer and residential

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construction.

I asked them, just recently, if they could spit out one for the recent census that was put out. The census had done it too, they accomplished it, so the factors are actually out there for one-bedroom, two-bedroom, and they give children under five, children five to 18, total persons per unit and so on and so forth. So, I can forward this to you so you've got something.

MAYOR BUTLER: Send it to Gina. She does all the heavy lifting for me on that.

MR. DENATO: Can you forward that to me too?

MR. KINOWSKI: Sure.

CHAIRWOMAN HERRICK: For the record, this is Supervisor Ed Kinowski.

SUPERVISOR KINOWSKI: So after this give me your e-mail and I'll forward it to everybody.

MR. DENATO: Sounds good.

SUPERVISOR KINOWSKI: Two places produce these studies. The census did it for 2020 and the CDRPC does it every year for the Capital District.

MAYOR BUTLER: As I was talking to Ed

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earlier, I had mentioned that my brothers lived

up in Saratoga, and the School District -- I mean

the Town of Stillwater has lot of property and

it's building, but the School District is

declining in population. It's gone for four

houses -- four kids to one or two kids, so it's

hard to figure how much to do, and I know the

government puts out good studies, and they're

always spot on.

MR. DENATO: Always, right.

MAYOR BUTLER: So, put a lot of faith in

it. Like I said, I had a few questions about the

PILOT and how much money. You never know how

many kids you're going to get out of it.

MR. DENATO: Yes. At the end of the day,

statistics, they are what they are and you have

to see what the reality is, see how many people

actually move in.

CHAIRWOMAN HERRICK: Again, a project

like this is phased in, so.

MAYOR BUTLER: Are these all rent

subsidized also?

MR. DENATO: They are not rental

subsidized, meaning that tenants --

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MAYOR BUTLER: Based on income?

MR. DENATO: Tenants are required to come with their means to pay. They are capital subsidized, meaning we get tax credits and things to build it.

MAYOR BUTLER: Okay. Thank you.

MR. DENATO: Thank you.

CHAIRWOMAN HERRICK: Any other members of the Public who want to speak?

(No response.)

CHAIRWOMAN HERRICK: Are there any other questions from the Board, anybody got any questions?

MS. ERANO: I have one. So you have a carve out for veterans?

MR. DENATO: Correct.

MS. ERANO: And being a workforce, the idea is that if people live in there, they will then work within the nearby communities, right?

MR. DENATO: That's the hope, correct.

MS. ERANO: Could there be a carve out for senior citizens in a workforce housing?

MR. DENATO: The short answer is no. From the State regulations requirement, I'm kind

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of -- if you do that, it becomes the whole

project needs to be dedicated to seniors, and so

we're kind of stuck one or the other.

     MS. ERANO: I ask that question because

Mechanicville has an over 40 percent senior

citizen population, and I just think maybe

they're being underserved. That's all.

     MR. DENATO: The next one.

     MR. AMODEO: That's a good point.

     CHAIRWOMAN HERRICK: There's nothing that

would stop them that if they're old enough to

live there, they could go work, an informal

thing.

     MR. DENATO: I can just say,

historically, in my experience in family

occupancy communities, that the one-bedrooms are

pretty -- tend to be attractive to seniors. One,

it's just a nice option. The space is kind of

designed differently than your typical senior

apartment, so that's attractive, but, two, many

seniors just like being in that setting where

there's more activity, where there's families.

Sometimes it's because their family may live

there or sometimes it's just because they like

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being around more activity.

CHAIRWOMAN HERRICK: Right. Ed?

SUPERVISOR KINOWSKI: Yes, if I may. To your point, Tanski has built a whole seniors complex just up 67, and there's another apartment complex going up County Route 76 on Lake Avenue. So all this is affordable types of housing that we need that we just don't have available yet, and that's what the market is driving to because the people are demanding it.

CHAIRWOMAN HERRICK: Any other comments from the Public?

(No response.)

CHAIRWOMAN HERRICK: Any Board members have any other comments?

MR. CARMINUCCI: I need to get something on the record.

CHAIRWOMAN HERRICK: Yes.

MR. CARMINUCCI: I'll get on the record again that this information has been provided to the stenographer, that notice of the Public Hearing was published in the Daily Gazette on January 18th, 2023, and notices were sent to the affected taxing jurisdictions on January 24th,

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2023, as required by the General Municipal Law.

     CHAIRWOMAN HERRICK: Okay. So we'll close the Public Hearing at 6:32 p.m., I believe it is.

     (Whereupon, at 6:32 p.m. the proceedings in the above-entitled matter were concluded.)

C E R T I F I C A T I O N

I, LAUREL STEPHENSON, a Court Reporter and Notary Public in and for the State of New York, do hereby certify that the foregoing record taken by me at the time and place as noted in the heading hereof is a true and accurate transcript of same, to the best of my ability and belief.

_____
Laurel Stephenson

Date: **February 15, 2023**

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