

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
One Cablevision Center
Ferndale, New York 12734
(845) 295-2603 – telephone
(845) 295-2604 – fax

REGULAR MEETING MINUTES
Monday, March 9, 2015

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:02 am, in the Legislative Committee Room at the Sullivan County Government Center, Monticello, New York.

II. ROLL CALL

Members Present-

Ira Steingart
Sandy Shaddock
Carol Roig
Sean Rieber
Charlie Barbuti
Howard Siegel
Edward Sykes
Paul Guenther

Members Absent-

Suzanne Loughlin

Staff Present-

Jennifer C.S. Brylinski, Exec. Director
Jen Flad, VP Business Development

Staff Absent-

None

Others Present-

Steve White, Agency CEO
Walter F. Garigliano, Esq., Agency Legal Counsel
Tara Lewis, Garigliano Law Offices
Scott Samuelson, Chairman, Sullivan County Legislature
Stephen Stuart, SC Office of Sustainable Energy
Steven Vegliante, Sullivan Property Acquisitions I, LLC
Rich Watt, Watt's Cooking LLC
Kevin McElroy, Watt's Cooking LLC
Ken Walter
Andrew Beam, Times Herald Record

III. APPROVAL OF MEETING MINUTES

Mr. Guenther made a motion to approve the minutes of the February 9, 2015 meeting. Mr. Siegel seconded the motion, the Board voted and the minutes of the meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Mr. Rieber made a motion to approve the revised schedule of payments. Mr. Sykes seconded the motion, the Board voted and the revised schedule of payments was unanimously approved.

V. DIRECTORS' REPORTS

Jennifer C.S. Brylinski, Executive Director

Ms. Brylinski reported that she is working to complete the Public Authorities Reporting Information System (PARIS) reports by March 31, and that the Agency audit will also be finalized by that date. She advised that this week she will also be attending a meeting with the Center for Workforce Development and other agencies, as well as speaking at a Leadership Sullivan event.

Steve White, CEO

Mr. White reported that he has been working with Attorney Garigliano and staff on a daily basis to move a number of projects forward, and looks forward to continuing this work.

VI. OLD BUSINESS

Chairman Steingart asked for a motion to discuss the proposed resolution authorizing the transfer of the **Sullivan Property Acquisitions I, LLC** project. Mr. Sykes made a motion, which was seconded by Ms. Shaddock. Mr. Rieber recused himself from the discussion because is an appraiser doing work for the Resnick Group, an affiliate of the project applicant. Steve Vegliante, attorney for the project, stated the applicant's equity partner, Polo Property Acquisitions I, LLC, will make its financial commitment in the project through of a 1031 exchange. Therefore, Polo must have a tenant in common interest in the land. Attorney Garigliano added that currently Sullivan Property Acquisitions I, LLC owns 100% of the property, and that this resolution authorizes the transfer of a 60% tenant in common interest to Polo Property Acquisition I, LLC. The Board voted and the resolution was approved with Mr. Rieber abstaining for the reason described above.

Chairman Steingart asked for a motion to discuss the proposed resolution authorizing the extension of the sales tax exemption for **Veria Lifestyle Inc.** Mr. Siegel Made a motion, which was seconded by Mr. Sykes. Ms. Flad distributed a revised letter of request from Veria. Attorney Garigliano advised that the revised letter includes additional detail regarding the project status. If approved, this extension will be valid through June 30, 2015. He reminded the Board that the sales tax exemption is only for the current project, which includes demolition and infrastructure work. When Veria is ready to build its project, a new application must be filed with the Agency. Veria has submitted an application to the Town of Thompson Planning Board, for site plan approval of a

scaled-down project in the vicinity of Bailey Lake. The Board voted and the resolution was unanimously approved.

Chairman Steingart asked for a motion to discuss the proposed resolution authorizing the first quarter 2015 payment to the **Partnership for Economic Development**. Mr. Barbuti made a motion, which was seconded by Mr. Guenther. Mr. Sykes recused himself from the discussion, because he is a member of the Partnership Board. The Board voted and the resolution was approved with Mr. Sykes abstaining for the reason described above.

VII. NEW BUSINESS

Chairman Steingart asked for a motion to discuss the resolution to approve a loan for **Watt's Cooking LLC**. Ms. Brylinski introduced Rich Watt and Kevin McElroy, the project applicants. Mr. Rieber made a motion, which was seconded by Mr. Guenther. The Board voted and the resolution was unanimously approved.

Ms. Brylinski described the Agency's **Payment In Lieu of Tax** program. She stated that Agency projects pay payments in lieu of tax (PILOTs) to the Agency, which are then distributed to the taxing jurisdictions. The PILOT formulas are set forth in each project's PILOT Agreement. There are 45 PILOT projects this year. Many PILOT payments are due on February 15, which leaves little time for late payments to be paid by taxable status date on March 1, when the Agency must have all payments in hand. She noted that staff works hard to collect payments, and when the March 1 deadline draws near, IDA leaders and Attorney Garigliano assist in collecting payments. This effort consumes a great deal of time. She noted that often the Board meets late in February, to discuss any outstanding payments and to discuss terminating any projects that are late. Some projects have legitimate reasons for missing their payments, and the Agency works to accommodate these projects. A problem arises when other projects then expect similar accommodations. Board members discussed ways to ensure compliance in the future. The Board determined that the Agency will send a letter to all PILOT projects in the near future, reminding them that PILOT payments are due by a specific deadline, and that the Agency may terminate any projects that fail to pay.

Ms. Flad asked whether the Board would like her to schedule a demonstration of Board Paq, a cloud-based agenda packet system. The Board asked her to schedule the demonstration after the May meeting.

Chairman Steingart asked for public comment. Ken Walter commented that he has trouble printing from the Agency's website. He noted the degree of development in Liberty. He also stated that he and other members of the public were unable to attend the January meeting due to severe weather. Finally, he made a

comment about the importance of school taxes to the future of the entire county.

VIII. ADJOURNMENT

On a motion by Mr. Barbuti and seconded by Mr. Sykes, the meeting was adjourned at approximately 11:43 am.

Respectfully submitted:

Jen Flad

IDA VP, Business Development