

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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REGULAR MEETING MINUTES

Monday, May 9, 2016

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:03 am, in the Legislative Committee Room at the Sullivan County Government Center, Monticello, New York.

II. ROLL CALL

Members Present-

Ira Steingart
Suzanne Loughlin
Joseph Perrello
Howard Siegel
Scott Smith

Members Absent-

Carol Roig
Sean Rieber*
Charlie Barbuti*
Paul Guenther*

*Mr. Guenther, Mr. Rieber and Mr. Barbuti telephoned in for discussion only.

Staff Present-

Ed Sykes, Executive Director
Jen Flad, VP Govt. Affairs & Bus. Devt.
Julio Garaicoechea, Project Manager

Staff Absent-

None

Others Present-

Steve White, Agency CEO
Walter Garigliano, Agency Counsel
Tara Lewis, Garigliano Law Offices
Luis Alvarez, Chairman, Sullivan County Legislature
Joshua Potosek, Sullivan County Manager
Todd Erling, Hudson Valley Agribusiness Development Corporation
Gene Benson
Andrew Arias, Cooper Arias, LLP
Star Hesse
Ken Walter

III. APPROVAL OF MEETING MINUTES

Ms. Loughlin made a motion to approve the minutes of the April 18, 2016 special meeting. Mr. Smith seconded the motion, the Board voted and the minutes of the meeting were approved with Mr. Perrello abstaining because he was not yet a Board member at the time of the April 18 meeting.

IV. BILLS AND COMMUNICATIONS

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

V. STAFF REPORT

Ms. Flad asked for questions regarding the April report. There were none.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

Mr. Garigliano handed out a proposed resolution authorizing the termination of the **Bridgeville Office Centr  LLC** Project. Chairman Steingart explained that the project originally housed at this location, Plastic Technologies of NY LLC and PTNY Real Estate LLC, went bankrupt and the project documents were assigned to the building owner, Bridgeville Office Centr  LLC. Bridgeville Office Centr  LLC realizes no benefit through the continued involvement of the Agency, so that entity has requested that the project be terminated. Mr. Siegel made a motion to discuss the resolution. Mr. Perrello seconded the motion. Mr. Garigliano advised that Bridgeville Office Centr  LLC has requested a waiver of repayment of unpaid and reserved rent and this waiver is included in the resolution. Board members agreed to the waiver. The Board voted and the resolution was unanimously approved.

Andrew Arias of Cooper Arias LLP presented his firm's findings following the **annual internal audits** of both the Agency and the Sullivan County Funding Corporation.

Board members discussed the **proposed new tax abatement program to benefit businesses in the arts industry**. The Board directed Ms. Flad to revise a draft summary of the program based on the discussion, send it to the Board for final review, and notify the taxing jurisdictions of the proposed new program.

Chairman Steingart asked the Board and others present for comment. The Board recognized Gene Benson and Star Hesse for public comment.

Chairman Steingart asked for a motion to enter closed attorney-client privileged session to seek advice of counsel regarding the **proposed lease of the red meat facility building**. On a motion made by Mr. Perrello and seconded by Mr. Smith, the Board entered closed attorney-client privileged session at approximately 11:46 am.

On a motion made by Ms. Loughlin and seconded by Mr. Perrello, the Board came out of closed session at approximately 12:28 pm.

Chairman Steingart advised the Board that on May 1 the Agency had submitted a **USDA Rural Business Development Grant** application, in furtherance of the food hub project. This application was authorized by resolution at the April 18 meeting. He stated that, as a requirement of the grant, the Agency had committed matching funds in the amount of approximately \$235,000. Ms. Flad added that, if awarded, the grant funds will be used to purchase refrigerated delivery vehicles, a forklift, a pallet jack, and other fixtures and equipment for the food hub.

Mr. Garigliano advised that staff was working to prepare another grant application related to the food hub. If awarded, this **USDA Farmers Market Promotion Program** grant would be used to connect farmers and food producers to the food hub. Cornell Cooperative Extension Sullivan County would be subcontracted to perform this work. Chairman Steingart introduced a resolution authorizing the grant application. Ms. Loughlin made a motion to discuss the resolution. The motion was seconded by Mr. Smith. There being no further discussion, the Board voted and the resolution was unanimously approved.

VIII. ADJOURNMENT

On a motion made by Mr. Perrello and seconded by Mr. Smith, the Board voted and the meeting was adjourned at approximately 12:34 pm.

Respectfully submitted:

Jen Flad, VP Govt. Affairs & Business Development

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