

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**REGULAR MEETING MINUTES**

**Monday, June 13, 2016**

**I. CALL TO ORDER**

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:06 am, in the Legislative Committee Room at the Sullivan County Government Center, Monticello, New York.

**II. ROLL CALL**

***Members Present-***

Ira Steingart  
Suzanne Loughlin  
Sean Rieber  
Howard Siegel  
Charles Barbuti, Jr.  
Scott Smith  
Joseph Perrello  
Carol Roig

***Members Absent-***

Paul Guenther

***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  
Robert Eggleton, Town of Rockland Supervisor  
Glen Carlson, Town of Rockland Board Member  
Gene Benson  
Star Hesse  
Ken Walter  
Dan Hust, *Sullivan County Democrat*  
Hema Easley, *Times Herald-Record*

**III. APPROVAL OF MEETING MINUTES**

Mr. Siegel made a motion to approve the minutes of the May 9, 2016 regular meeting. Ms. Loughlin seconded the motion, the Board voted and the minutes of the meeting were unanimously approved.

#### **IV. BILLS AND COMMUNICATIONS**

On a motion made by Mr. Barbuti and seconded by Mr. Steingart, the Board voted and the revised schedule of payments was unanimously approved.

#### **V. STAFF REPORT**

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

#### **VI. OLD BUSINESS**

Mr. Garigliano handed out a proposed resolution authorizing the Agency to provide funding to the **Partnership for Economic Development in Sullivan County, Inc.** for the second quarter of 2016. On a motion made by Mr. Barbuti and seconded by Mr. Siegel, the Board voted and the resolution was approved with Ms. Loughlin abstaining as she is a member of the Board of Directors of the Partnership.

Mr. Garigliano handed out a proposed resolution authorizing an extension of the sales tax exemption period for **Rock Meadow Partners, LLC, Great Pine, LLC, NARO Building, LLC and Indian Fields, LLC** from July 1, 2016 through December 31, 2016. On a motion made by Ms. Roig and seconded by Mr. Barbuti, the Board voted and the resolution was unanimously approved.

Mr. Garigliano handed out a proposed resolution authorizing an extension of the sales tax exemption period for **Monticello Raceway Management, Inc. and Montreign Operating Company LLC** from July 1, 2016 through December 31, 2016. On a motion made by Ms. Loughlin and seconded by Mr. Rieber, the Board voted and the resolution was unanimously approved.

#### **VII. NEW BUSINESS**

Chairman Steingart referred to the proposed resolution approving the **Metallized Carbon Corporation** project. Mr. Garigliano stated that the New York State Environmental Quality Review (SEQR) process is not yet complete for this project. The Board will discuss the resolution at a later date when SEQR has been completed.

Chairman Steingart referred to the proposed resolution approving the **Empire Resorts Real Estate I, LLC** project. Mr. Garigliano stated that the SEQR process is not yet complete for this project. The Board will discuss the resolution at a later date when SEQR has been completed.

Mr. Garigliano handed out a proposed resolution creating a new **Arts Industry Uniform Tax Abatement Policy**. On a motion made by Mr. Barbuti and seconded by Mr. Rieber, the Board voted and the resolution was unanimously approved.

Mr. Garigliano handed out a proposed resolution authorizing the execution of a public infrastructure easement related to the **Adelaar Infrastructure Project**. He stated that The Sullivan County Infrastructure Local Development Corporation (TSCILDC) and the Town of Thompson need to receive an easement for water and sewer lines, electricity distribution system, drainage, lighting, and roads from the property owners and anyone else with an interest in the property. The project

retains the right to grant easements such as this under a 2015 agreement. However, the Agency has two leasehold interests in the property which predate the 2015 agreement. Thus, Agency consent is being sought for the easement now contemplated. The proposed resolution cures this timing issue, and authorizes the project to grant any easements going forward. On a motion made by Mr. Siegel and seconded by Ms. Loughlin, the Board voted and the resolution was unanimously approved.

**VIII. PUBLIC COMMENT AND RECESS**

Chairman Steingart asked the Board and others present for comment. The Board recognized the comments of Ken Walter, Gene Benson, Robert Egelton, and Glen Carlson. On a motion made by Mr. Perrello and seconded by Mr. Barbuti, the Board voted and the meeting was recessed at approximately 11:38 am, to be reconvened at 9:30 am on June 20, 2016 in this location.

Respectfully submitted:

Jen Flad, VP Govt. Affairs & Business Development

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