

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

**One Cablevision Center
Ferndale, New York 12734
(845) 295-2603 – telephone
(845) 295-2604 – fax**

RECONVENED MEETING MINUTES

Wednesday, November 2, 2016

I. CALL TO ORDER

Chairman Steingart called to order the reconvened meeting of the County of Sullivan Industrial Development Agency at approximately 10:05 AM, in the Legislative Committee Room at the Sullivan County Government Center, Monticello, New York.

II. ROLL CALL

Members Present-

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

Members Absent-

Paul Guenther*
Sean Rieber
*Mr. Guenther 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
Andrew Ford, Sullivan County Attorney's Office
Nancy Buck, Sullivan County Treasurer
Ed Homenick, Sullivan County Real Property Tax Services
Dan Hust, *Sullivan County Democrat*
Ken Walter

III. NEW BUSINESS

The Board reviewed and discussed a resolution consenting to the transfer of fee title by GA HC REIT II 61 Emerald NY MOB, LLC ("GA HC REIT") to SPT IVEY 61 Emerald MOB LLC ("SPT") and the assignment by GA HC REIT of all right, title and interest in and to the project relating to the **CRH Realty I, LLC and Crystal Run Healthcare, LLP** project. Mr. Garigliano explained that ownership has changed from one Real Estate Investment Trust to another. Mr. Siegel

made a motion to approve the resolution. Ms. Loughlin seconded the motion, the Board voted and the resolution was unanimously approved.

The Board reviewed and discussed a resolution authorizing and approving the execution and delivery of one or more mortgages in favor of Mahopac Bank in an aggregate amount not to exceed \$2,200,000 relating to the **Metallized Carbon Corporation** project. Mr. Barbuti made a motion to approve the resolution. Chairman Steingart seconded the motion, the Board voted and the resolution was unanimously approved.

The Board reviewed and discussed a resolution to approve an increase in the authorized sales and use tax abatement relating to the **Metallized Carbon Corporation** project. Mr. Garigliano explained that the direct and indirect benefits to the local economy of additional construction activity far exceed the cost of the increased sales and use tax exemption. Mr. Siegel made a motion to approve the resolution. Mr. Smith seconded the motion, the Board voted and the resolution was unanimously approved.

Ms. Roig presented to the Board a proposed **Community Distributed Generation** (“CDG”) project **Uniform Tax Exemption Policy** to incentivize renewable energy development that will bring economic, health and societal benefits to New York. Mr. Smith made a motion to authorize staff to propose a new policy with Board review, and to notify all taxing jurisdictions of the proposed policy and provide an opportunity to comment. Mr. Barbuti seconded the motion, the Board voted and the motion was passed with all in favor.

IV. **PUBLIC COMMENT AND ADJOURNMENT**

Chairman Steingart asked the Board and others present for comment. The Board recognized the comments of Ken Walter. On a motion made by Mr. Siegel and seconded by Mr. Smith the meeting was adjourned at approximately 11:19 AM.

Respectfully submitted:

Jen Flad, VP Govt. Affairs & Business Development
Julio Garaicoechea, Project Manager

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