

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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

RECONVENED MEETING MINUTES

Monday, November 28, 2016

I. CALL TO ORDER

Chairman Steingart called to order the reconvened meeting of the County of Sullivan Industrial Development Agency at approximately 11:02 AM, in the Legislative Hearing 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
Paul Guenther

Members Absent-

Sean Rieber

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
Mark McCarthy, Sullivan County Legislator
Dan Hust, *Sullivan County Democrat*
Ken Walter
Star Hesse
Jenny Chamberlain, *Hudson Valley Foie Gras*

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Barbuti and seconded by Mr. Siegel, the Board voted and the minutes of the October 17th recessed and November 2nd reconvened meetings were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Mr. Garaicoechea handed out a revised schedule of payments. Mr. Smith made a motion to approve the revised schedule of payments. Mr. Steingart seconded the motion, the Board voted and the revised schedule of payments was unanimously approved.

V. STAFF REPORT

Chairman Steingart asked the Board if there were any questions about the October staff report. There were none. Ms. Flad noted that notice of a proposed Uniform Tax Exempt Policy for Community Distributed Generation is currently in the comment period. This period ends on December 6, 2016. One comment in favor of the policy came from the Town of Liberty Supervisor, Mr. Charles Barbuti. No others were received to date.

VI. OLD BUSINESS

The Board reviewed and discussed a resolution authorizing an extension of the sales tax exemption period for **BRR Brothers III, LLC.** and **Sullivan County Fabrication, Inc.** Mr. Garaicoechea reported that they have filed all reports and are current on all fees. Ms. Loughlin made a motion to approve the resolution. Mr. Barbuti seconded, the Board voted and the resolution was unanimously approved.

VII. NEW BUSINESS

The Board reviewed and discussed a resolution approving a request from **Hudsut, LLC** and **HVFG LLC** to reconstruct and equip the former **Sutphen East** facility at the Sullivan County Airport Industrial Park. Jenny Chamberlain of Hudson Valley Foie Gras stated that the company is set on an exponential growth pattern requiring more space. Acquiring this facility will allow the company to continue on an accelerated growth path: increasing its product development lines and creating an estimated 15 new jobs. The Company expects to install a freezer room, a drying room, and purchase industrial equipment to create more products. Mr. Perrello asked how a PILOT will be structured for this project. Mr. Garigliano explained that the PILOT for this project will follow the Agricultural Industry Program under the Uniform Tax Exemption Policy. Mr. Steingart noted that this program has only been used two times before and is generally under-utilized. Mr. Siegel made a motion to approve the resolution. Mr. Guenther seconded the motion, the Board voted and the resolution was unanimously approved.

The Board reviewed and discussed a resolution consenting to and approving a transfer of fee title by **GA HC REIT II 61 Emerald NY MOB, LLC** to **SPT Ivey 61 Emerald MOB, LLC** of two parcels located in the Emerald Corporate Center where **Crystal Run Healthcare** is a tenant: Authorizing the restructure of the existing Lease/Leaseback Agreement, Consenting to the execution and delivery of one or more mortgages in an amount not to exceed \$42,000,000.00, and providing a Mortgage Recording Tax Abatement on one or more mortgages not exceeding, in the aggregate, \$33,218,500.00. Mr. Garigliano noted that there has been an updated aggregate mortgage figure. That mortgage will be \$42,500,000.00. Mr. Siegel made a motion to amend the \$42 million figure in the proposed resolution to \$42,500,000.00. Mr. Perrello seconded, the Board voted and the amendment was unanimously approved. Mr. Smith made a motion to approve the resolution *as amended*. Ms. Loughlin seconded, and the Board voted and the resolution was unanimously approved.

The Board reviewed and discussed a resolution consenting to the Assignment of the **MG Catskill, LLC.**, and appointing **Veteran NY Equity Holdings, LLC.** as Agent of the Agency for the purpose of acquiring and operating the project. Mr. Barbuti made a motion to approve the resolution. Mr. Perrello seconded, the Board voted and the resolution was unanimously approved.

The Board discussed a proposed *Project Recapture and Termination Policy*, as required by New York State Law. The Agency is working with counsel at Harris Beach in order to adopt a policy that conforms to new IDA regulations set forth by the Authorities Budget Office. Mr. Garigliano noted that the Agency already has recapture clauses in all of its agreements.

VIII. NEW BUSINESS

The Board discussed an application to the Sullivan County Funding Corporation for issuance of a \$28,000,000.00 tax-exempt bond for the **Center for Discovery, Inc.** In order to move forward, counsel will advise that the Sullivan County Funding Corporation ask the County Legislature to hold a TEFRA (Tax Equity and Fiscal Responsibility Act) Public Hearing on December 15th, 2016.

IX. PUBLIC COMMENT AND ADJOURNMENT

Chairman Steingart asked the Board and others present for comment. The Board recognized the comments of Ken Walter and Star Hesse. On a motion made by Mr. Siegel and seconded by Mr. Smith the meeting was adjourned at approximately 11:40 AM.

Respectfully submitted:

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

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