

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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REGULAR MEETING MINUTES

Monday, March 13, 2017

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:04 AM, in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York.

II. ROLL CALL

Members Present-

Ira Steingart
Howard Siegel
Edward Sykes
Scott Smith
Joseph Perello
Carol Roig

Members Absent-

Suzanne Loughlin
Sean Rieber
Paul Guenther

Staff Present-

Jen Flad, Executive Director
Julio Garaicoechea, Project Manager

Staff Absent-

None

Others Present-

Steve White, Agency CEO
Walter Garigliano, Agency Counsel
Tara Lewis, Garigliano Law Offices
Andrew Ford, Sullivan County Attorney's Office
Abhay Jain, Veria Lifestyle
Star Hesse
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Siegel and seconded by Mr. Smith, the Board voted and the minutes of the February 13, 2017 recessed meeting and February 27, 2017 reconvened meetings were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Mr. Garaicoechea handed out a revised schedule of payments. Mr. Siegel made a motion to approve the revised schedule of payments. Mr. Smith seconded the motion to approve revised schedule of payments, 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 February staff report. There were none.

VI. OLD BUSINESS

Chairman Steingart made a motion to discuss the proposed resolution authorizing the first quarter 2017 payment to the **Partnership for Economic Development in Sullivan County, Inc.** Mr. Sykes seconded the motion. There being no discussion, the Board voted and the resolution was unanimously approved.

Mr. Siegel made motion to discuss the proposed resolution authorizing the extension of the sales tax exemption period for the **Veria Lifestyle Inc. Wellness Center Project.** Mr. Perrello seconded the motion. Abhay Jain of Veria Lifestyle advised that work continues at the project site, with approximately 150 people working on-site every day. Mr. Garaicoechea stated that the project is up to date on all required reports and fees. There being no further discussion, the Board voted and the resolution was unanimously approved.

Attorney Garigliano handed out a revised proposed resolution to amend Resolution #10 of 2013 relating to the **EPR Concord II, LLC Water Park Resort Project.** Mr. Siegel made a motion to discuss the revised resolution, and Mr. Perrello seconded the motion. Following a discussion of changes to the project since the original resolution, the Board voted and the resolution was unanimously approved.

Ms. Flad advised that in accordance with New York State Law, the Board must conduct its annual review and approval of its Mission Statement and Performance Measurement Report. The following performance measurement questions were asked and answered: Have the board members acknowledged that they have read and understood the mission of the public authority? Do the board members affirm its membership, board, committee, and management, structure? Has the agency complied with the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009? Does the agency conduct business in an environment that fosters transparency? Does the agency install and uphold high ethical conduct within the entire organization? All questions were answered yes. Following its review, the Board approved the mission statement and performance measurements.

VII. NEW BUSINESS

Ms. Roig made a motion to discuss the proposed resolution appointing **NY Delaware I, LLC** as Agent of the Agency. Mr. Perrello seconded the motion. Mr. Sykes recused himself from the discussion because this project is located in the Town of Delaware and he is Supervisor of the Town of Delaware. Ms. Roig and Attorney Garigliano provided a brief overview of the project and the Agency's new Community Distributed Generation Tax Exempt Policy. This project is the first application received under the CDG Policy. There being no further discussion, the Board voted and approved the resolution with Mr. Sykes abstaining for the reason described above.

Attorney Garigliano handed out a proposed resolution adopting a **Language Access Plan**. Mr. Siegel made a motion to discuss the resolution, and Mr. Sykes seconded the motion. Ms. Flad stated that the Agency is required to have a Language Access Plan in accordance with various grants received from the federal government. There being no further discussion, the Board voted and the resolution was unanimously approved.

Attorney Garigliano handed out a proposed resolution authorizing the Agency to apply for grant funds through the **United States Department of Agriculture Farmers Market and Local Food Promotion Program**. Mr. Sykes made a motion to discuss the resolution. Ms. Roig seconded the motion. Ms. Flad advised that the Agency had pursued this grant in 2016 for marketing and outreach related to the food hub project. She continued that this year the Agency is better positioned to make a successful application given the progress to date on the project. Mr. Perrello stated that he is in favor of this resolution but he continues to have concerns about the food hub project. There being no further discussion, 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 Star Hesse and Ken Walter. On a motion made by Mr. Smith and seconded by Mr. Sykes the meeting was adjourned at approximately 11:41 AM.

Respectfully submitted:
Jen Flad, Executive Director
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