

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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REGULAR MEETING MINUTES

Monday, July 10, 2017

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:05 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
Suzanne Loughlin
Howard Siegel
Edward Sykes
Scott Smith
Paul Guenther
Carol Roig
Joseph Perrello

Members Absent-

Sean Rieber

Staff Present-

Jennifer 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
Joshua Potosek, Sullivan County Manager
Andrew Ford, Sullivan County Attorney's Office
Dan Hust, Sullivan County Director of Communications
Marc Baez, Partnership for Economic Development
Laura Quigley, Center for Workforce Development
Jay Quaintance, Sullivan County Community College
Susan Schmidt, Sullivan County BOCES
Daniel Axelrod, Times Herald Record
Ken Walter

III. **APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Guenther and seconded by Mr. Smith, the Board discussed the minutes of the June 12, 2017 regular meeting. Mr. Siegel advised that the vote authorizing the Food Hub Lease should clarify that for years 4 and after, the rent never falls below \$2 per square foot. Ms. Flad stated that she would amend the minutes to clarify this. There being no further discussion, the minutes of the June 12, 2017 meeting. were unanimously approved as amended.

IV. **BILLS AND COMMUNICATIONS**

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

V. **STAFF REPORT**

Chairman Steingart asked the Board if there were any questions about the June staff report. There were none.

VI. **OLD BUSINESS**

The Board reviewed and discussed a resolution extending the sales tax abatement period for the **Catskill Distilling Company** for six months. Staff confirmed that the project has filed all required reports and fees. Mr. Smith made a motion to discuss, and the motion was seconded by Ms. Roig. The Board voted and the resolution was unanimously approved.

The Board reviewed and discussed a resolution extending the sales tax abatement period for the **Deb El Food Products, Inc.** for six months. Staff confirmed that the project has filed all required reports and fess. Mr. Guenther made a motion to discuss, and the motion was seconded by Mr. Siegel. The Board voted and the resolution was unanimously approved.

The Board reviewed and discussed a resolution consenting to a subdivision of the Land relating to the **D.C. Fabrication & Welding, Inc.** Attorney Garigliano clarified that the subdivision is excess land that the owner is transferring to a family member and, further, does not affect the project. Mr. Sykes made a motion to discuss, and the motion was seconded by Mr. Perrello. The Board voted and the resolution was unanimously approved.

The Board reviewed and discussed a resolution approving a mortgage in favor of Jeff bank relating to the **Rolling V Bus Corp.** project. Mr. Sykes recused himself from discussion due to ownership interest and status as a member of the Board of Directors of Jeff Bank. Attorney Garigliano noted that the line of credit to purchase busses is moving from Sterling Bank to Jeff Bank. It is a credit line secured by a mortgage. Mr. Perrello asked if a credit line is considered economic development. Attorney Garigliano clarified that purchasing busses is essential to the project, which included building a new facility in Liberty and subsequent facility in South Fallsburg to undertake additional school bus routes. Ms. Loughlin made a motion to discuss, and the motion was seconded by Mr. Smith. The Board voted and the resolution was unanimously approved, with Mr. Sykes abstaining for the reason previously mentioned.

VII. NEW BUSINESS

Attorney Garigliano referred to a possible transaction with the **Villa Roma Resort & Conference Center, Inc.** A prospective purchaser has contacted IDA and has advised for a closing to occur on Friday, July 14. In order to provide all parties with the proper documentation, Attorney Garigliano advised the Board to recess the meeting until Wednesday, July 12 in order to authorize and consent to all related documents for this transaction to occur timely.

VIII. RECESS

Mr. Perrello made a motion to recess the meeting, and Ms. Loughlin seconded the motion. The Board voted, and the meeting was recessed at approximately 11:16 AM to Thursday, July 13 at 4:30pm in the Legislative Committee Room at the Sullivan County Government Center.

Respectfully submitted:

Jennifer Flad, Executive Director

Julio Garaicoechea, Project Manager

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