

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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REGULAR MEETING MINUTES

Monday, November 13, 2017

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:05 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
Sean Rieber
Edward Sykes
Suzanne Loughlin
Carol Roig
Paul Guenther

Members Absent-

Howard Siegel
Joseph Perrello
Scott Smith

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
Dan Hust, Sullivan County Director of Communications
Patricio Robayo, *Sullivan County Democrat*

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Loughlin and seconded by Mr. Guenther, the Board voted and the minutes of the October 16, 2017 regular meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

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

V. STAFF REPORT

Mr. Steingart asked the Board if there were any questions about the October staff report. There were none.

VI. OLD BUSINESS

The Board reviewed and discussed a resolution extending the Sales Tax Abatement Period for the **Villa Roma Resort & Conference Center, Inc.** project from October 1, 2017 through and including March 1, 2018. Mr. Garigliano noted that the sales tax letter will be released upon payment of their October escrow payment. Ms. Flad added that the project plans to purchase carpeting, soft goods, and furniture for further renovations. Mr. Steingart made a motion to approve. Mr. Sykes recused himself from discussion because he is the Supervisor of the Town of Delaware. Ms. Loughlin seconded the motion, the Board voted, and the resolution was approved with Mr. Sykes abstaining for the above-stated reason.

VII. NEW BUSINESS

Chairman Steingart referred to the application from **NY Delaware II, LLC**. This project will appear on the December meeting agenda for review and approval. Attorney Garigliano stated the Agency closed on the **NY Delaware I, LLC** project which is the first live solar project in the County. Further, **NY Liberty II, LLC** on Kelly Bridge Road will close in the coming weeks. Mr. Garigliano noted that solar projects are paying a PILOT payment that would otherwise not be owed due to the State's RPTL Section 487 program exempting solar development projects from tax. Ms. Flad stated that for each of these projects the benefits conveyed over the lifetime of the project are less than \$100,000, therefore the Agency does not need to hold a public hearing. Ms. Roig added that the energy generated from these projects will be good for Sullivan County consumers because, as a requirement of the UTEP, energy will be offered at a lower rate. Community Aggregation was discussed.

On a motion made by Mr. Sykes and seconded by Mr. Rieber, the Board entered into Executive Session at 11:21 AM to discuss a proposed lease of real property.

On motion made by Mr. Steingart and seconded by Mr. Guenther, the Board came out of Executive Session at 11:57 AM.

VIII. PUBLIC COMMENT

Mr. Steingart asked the Board and others present for comment. There was none.

IX. ADJOURNEMENT

On a motion made by Ms. Roig and seconded by Mr. Sykes, the meeting adjourned at 11:58 AM.

Respectfully submitted:
Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
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