

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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

**MEETING MINUTES
Monday, December 11, 2017**

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:00 AM, in the Legislative Caucus Room at the Sullivan County Government Center, 100 North Street, Monticello, New York.

II. ROLL CALL

Members Present-

Ira Steingart
Edward Sykes
Suzanne Loughlin
Joseph Perrello
Scott Smith
Howard Siegel
Carol Roig
Sean Rieber

Members Absent-

Paul Guenther * (called in by phone)

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, County Director of Communications
Marc Baez, Sullivan County Partnership for Economic Development
Patricio Robayo, *Sullivan County Democrat*
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Smith, and seconded by Ms. Loughlin, the Board voted and the minutes of the November 13, 2017 Regular Meeting and the December 1, 2017 Special Meeting 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 without the payment to Pattern for Progress. Mr. Smith seconded the motion, the Board voted and the revised schedule of payments was unanimously approved. Mr. Rieber made a motion to approve the payment to Pattern for Progress. Ms. Loughlin recused herself from voting because of her membership on the Board of Directors of Pattern for Progress. Mr. Siegel seconded the motion, the Board

voted, and the payment was unanimously approved with Ms. Loughlin abstaining for the before-mentioned reason.

IV. **OLD BUSINESS**

The Board reviewed and discussed a resolution authorizing the Agency to provide funding to Partnership for Economic Development in Sullivan County, Inc. for the Fourth Quarter of 2017. Mr. Siegel made a motion to approve. Ms. Loughlin recused herself from the discussion because she is a member of the Board of Directors of the Partnership for Economic Development. Mr. Perrello seconded the motion, the Board voted, and the resolution was approved with Ms. Loughlin abstaining for the reason described above.

The Board reviewed and discussed resolutions extending the Sales Tax Abatement Period for the following projects through and including June 30, 2018:

- **Veria Lifestyle, Inc.**
- **Catskill Distilling Company**
- **Rock Meadow Partners**
- **Montreign Operating Company**
- **EPT Concord II, LLC.**
- **Empire Resorts Real Estate I, LLC.**
- **Metallized Carbon Corporation**
- **RJ Baker Corp./ Beaverkill Studios, Inc.**

Mr. Garaicoechea stated that all projects are currently up to date with filings and fees. Mr. Siegel made a motion to approve these 8 resolutions. Ms. Roig seconded the motion, the Board voted, and the resolutions were unanimously approved.

III. **NEW BUSINESS**

The Board reviewed and discussed a resolution appointing **NY Delaware II, LLC.** as Agent of the Agency, making certain findings and determinations, and authorizing the execution and delivery of project documents. Ms. Roig made a motion to approve. Mr. Sykes recused himself from the discussion because he is the Supervisor for the Town of Delaware, where the project is located. Ms. Loughlin seconded the motion, the Board voted, and the resolution was approved with Mr. Sykes abstaining for the reason described above.

The Board reviewed and discussed a resolution appointing **NY Thompson I, LLC.** as Agent of the Agency, making certain findings and determinations, and authorizing the execution and delivery of project documents. Ms. Roig made a motion to approve. Mr. Sykes seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board reviewed and discussed a resolution appointing **NY Thompson II, LLC.** as Agent of the Agency, making certain findings and determinations, and authorizing the execution and delivery of project documents. Ms. Roig made a motion to approve. Mr. Siegel seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board reviewed and discussed a resolution authorizing the amendment and restatement of the Payment in Lieu of Tax Agreement with **CRH Realty I, LLC.** Ms. Loughlin made a motion to approve. Mr. Smith seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board discussed revisions to the **Agri-Business Revolving Loan Fund** to include a Lease Program whereby the Agency purchases industrial equipment and leases the equipment to an approved project. The Fund will be renamed the Agri-Business Revolving Loan and Lease Fund. Mr. Rieber made a motion to approve the revised guidelines. Mr. Siegel seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board discussed engagement of an accounting firm to assist with the verification of accuracy of sales tax reports.

The Board discussed engagement of Alexander Betke to promote the IDA's application to the CFA for the **New York Grown & Certified Program**. Ms. Loughlin made a motion to approve. Mr. Siegel seconded the motion, the Board voted, and the motion was unanimously approved.

The Board discussed a resolution to terminate the lease/leaseback agreements with **Hudson River Healthcare** and restate new agreements between its affiliates. Ms. Loughlin made a motion to approve. Mr. Sykes seconded the motion, the Board voted, and the resolution was approved unanimously.

IV. PUBLIC COMMENT

Mr. Steingart asked the Board and others present for comment. The Board recognized the comments of Ken Walter.

V. ADJOURNEMENT

On a motion made by Mr. Rieber and seconded by Mr. Sykes, the meeting adjourned at 11:30 AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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