

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**MEETING MINUTES  
Monday, February 12, 2018**

**I. CALL TO ORDER**

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:10 AM, at the Irwin Siegel Agency, 25 Lake Louise Marie Road, Rock Hill, New York 12775.

**II. ROLL CALL**

***Members Present-***

Ira Steingart  
Edward Sykes  
Joseph Perrello  
Scott Smith  
Howard Siegel  
Suzanne Loughlin

***Staff Present-***

Jennifer Flad, Executive Director  
Julio Garaicoechea, Project Manager  
Cassandra Egan, Administrative Assistant

***Others Present-***

Steve White, Agency CEO  
Walter Garigliano, Agency Counsel  
Tara Lewis, Garigliano Law Offices  
Patricio Robayo, *Sullivan County Democrat*  
Ken Walter

***Members Absent-***

Paul Guenther \* (called in by phone)  
Sean Rieber  
Carol Roig

***Staff Absent-***

None

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Smith, and seconded by Mr. Sykes, the Board voted and the minutes of the January 8, 2018 regular meeting were unanimously approved.

**IV. BILLS AND COMMUNICATIONS**

Mr. Garaicoechea handed out the schedule of payments. Mr. Garaicoechea added that there has been \$2,221,278.46 distributed to the taxing jurisdictions in PILOT payments so far this year. Mr. Sykes asked how much longer Millennium will continue to make payments. Mr. Garaicoechea stated that there will be one more Community Benefit payment. The PILOT will continue until 2024. Mr. Siegel made a motion to approve the schedule of payments. Mr. Sykes seconded the motion, the Board voted and the schedule of payments was unanimously approved.

**V. STAFF REPORT**

Ms. Flad welcomed Cassandra Egan as the new IDA Administrative Assistant.

**VI. NEW BUSINESS**

The Board reviewed and discussed a resolution appointing **Middletown Medical, P.C.** as its agent for the purpose of reconstructing, renovating, rehabilitating, installing and equipping the project, and authorizing the execution and delivery of an agent and project agreement between the Agency and the Company. Mr. Garigliano stated that the County has purchased the building on Broadway in Monticello where they are currently located as tenants. They have explored different locations in Monticello for the expansion and purchase of new medical equipment. Mr. Garigliano stated that this is only a sales tax exemption agreement and not a real estate application. Mr. Perrello asked if partial sales tax exemption could be negotiated. Mr. Garigliano responded that a sales tax exemption cannot be negotiated on a project by project basis, though the *Uniform Tax Exemption Policy* could be reviewed if the Board chooses. Mr. Siegel added that providing benefits to **Middletown Medical** will keep options available for patients and create competition among healthcare providers. Middletown Medical has been in business more than a decade. Mr. Guenther stated that this is a serious healthcare provider. Ms. Loughlin added that new technicians will be hired as a result of the purchase of the new equipment, therefore creating jobs. Ms. Loughlin made a motion to approve the resolution. Mr. Siegel seconded the motion, and the Board voted on the foregoing resolution as follows:

Ira Steingart	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Suzanne Loughlin	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Rieber	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The Board reviewed and discussed the **Agency's Procurement Policy, Investment Policy, and Property Disposal Property**. Ms. Loughlin made a motion to approve the policies. Mr. Siegel seconded the motion, the Board voted, and the policies were approved unanimously.

The Board reviewed and discussed the **Agency's Mission Statement and Performance Measurements**. Mr. Siegel made a motion to approve the statements. Mr. Sykes seconded the motion, the Board voted, and the statements were approved unanimously.

#### VII. PUBLIC COMMENT

The Board recognized the comments of Ken Walter.

#### VIII. ADJOURNEMENT

On a motion made by Mr. Perrello and seconded by Mr. Sykes, the meeting adjourned at 12:01 PM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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