

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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**MEETING MINUTES
Monday, May 14, 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, in the Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, NY 12701.

II. ROLL CALL

Members Present-

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

Members Absent-

Sean Rieber
Paul Guenther

Staff Present-

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

Staff Absent-

None

Others Present-

Steve White, Agency CEO
Walter Garigliano, Agency Counsel
Tara Lewis, Garigliano Law Offices
Luis Alvarez, Chairman of the County of Sullivan Legislature
Andrew Arias, Cooper Arias LLP
Dan Hust, Sullivan County Director of Communications
Patricio Robayo, *Sullivan County Democrat*
Brian Gates, Hudson Valley Economic Development Corporation
Ken Walter

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 April 9, 2018 Recessed Meeting, April 16, 2018 Recessed Meeting, and the April 20, 2018 Reconvened Meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Mr. Garaicoechea handed out a revised schedule of payments. Attorney Garigliano asked to make sure Food Hub site visits by Ecological Analysis engineers are absolutely necessary. Mr. Siegel made a motion to approve the revised schedule of payments. Ms. Roig seconded the motion, the Board voted and the revised schedule of payments was unanimously approved.

V. STAFF REPORT

There were no comments.

VI. NEW BUSINESS

Mr. Arias presented an Audit presentation to the Board for fiscal year 2017.

VII. CLOSED SESSION: ATTORNEY-CLIENT PRIVILEGE

On a motion made by Mr. Smith and seconded by Ms. Loughlin the Board invoked attorney-client privilege and entered into Closed Session to seek advice of counsel with respect to a project payment default at approximately 11:17AM.

On a motion made by Mr. Siegel and seconded by Mr. Sykes, the Board exited Closed Session at approximately 12:02 PM.

VIII. NEW BUSINESS

The Board reviewed and discussed a resolution extending the sales tax abatement period for the **NY Liberty I, LLC.** project from June 1, 2018 through and including November 30, 2018. Mr. Smith made a motion to approve. Ms. Loughlin seconded the motion, the Board voted and the resolution was approved unanimously.

The Board reviewed and discussed a resolution authorizing and approving the execution and delivery of one or more mortgages in an aggregate amount not to exceed \$535,000,000 relating to the **Montreign Operating Company, LLC.** and **Empire Resorts Real Estate II, LLC.** projects. Mr. Siegel made a motion to approve. Mr. Sykes seconded the motion, the Board voted, and the resolution was approved unanimously.

Ms. Flad asked the Board to approve an amendment to the **Lease of Office Space** to include an additional cubicle to accommodate staff needs. Mr. Siegel made motion to approve. Mr. Smith seconded the motion, the Board voted, and the amendment was approved unanimously.

IX. RECESS

Ms. Loughlin made a motion to recess the meeting. Mr. Perrello seconded the motion, and at approximately 12:20 PM the Board voted to recess the meeting to Wednesday, May 30, 2018 in the Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York at 9:00 AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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