

**FiCOUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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

**MEETING MINUTES  
Monday, July 9, 2018**

**I. CALL TO ORDER**

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:02 AM, in the Legislative 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  
Paul Guenther \*By telephone  
Edward Sykes  
Carol Roig  
Sean Rieber

***Members Absent-***

Joseph Perrello  
Scott Smith

***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  
Cat Wilson, Food Hub Director  
Denise Frangipane, Food Hub Board Member  
Mark McLewin, Food Hub Board Member  
Jim Miller, President Momentum Communications Group  
Luke Rowland, Account Executive Momentum Communications Group  
Kevin McManus, Sullivan Resorts, LLC  
Henry Zabatta, Sullivan Resorts LLC  
Tammy Mangus, Monticello Central School District Superintendent  
Georgia Gonzalez, Liberty Central School District Treasurer  
Patricio Robayo, *Sullivan County Democrat*  
Dan Hust, Sullivan County Director of Communications  
Matt Nanci, *Times Herald Record*

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Sykes and seconded by Mr. Siegel, the Board voted and the minutes of the June 11, 2018 regular meeting were unanimously approved.

**IV. BILLS AND COMMUNICATIONS**

Mr. Garaicoechea handed out a revised schedule of payments. Mr. Sykes requested clarification regarding the Kohl's Employment Penalty payments. Mr. Garaicoechea stated that the project did not maintain the required number of employees as per project documents. Mr. Sykes made a motion to approve the schedule of payments. Mr. Rieber seconded the motion, the Board voted and the schedule of payments was unanimously approved.

**V. STAFF REPORT**

There were no comments.

**VI. OLD BUSINESS**

None

**VII. NEW BUSINESS**

**Momentum Communications Group** presented their work on the Sullivan Steps Up Campaign and what they believe the next step is. Mr. Siegel advised that a survey from the businesses in the County regarding what they feel the next step should be could be very helpful in making that determination. Mr. Siegel also expressed the concept of including historical businesses in the campaign. Mr. Steingart shared with the Board a conversation he had with Ms. Darlene Fedun, Chief Executive Officer of Bethel Woods Center for the Arts, regarding the **Momentum** campaign and her hope that the work they have begun will continue. Mr. White congratulated Momentum on their progress thus far.

The Board reviewed and discussed a resolution appointing **Sullivan Resorts, LLC.** as Agent of the Agency. Attorney Garigliano gave a brief background of the project. Mr. McManus of **Sullivan Resorts, LLC.** advised that the project plan involves the demolition of standing buildings and stabilization of the groundwork. Mr. Siegel made a motion to approve. Ms. Loughlin seconded the motion, the Board voted and the resolution was unanimously approved.

The Board reviewed and discussed extending the Sales Tax Abatement Period for the **Villa Roma Resort and Conference Center, Inc.** Project through and including December 31, 2018. Mr. Sykes abstained and recused himself from the discussion of this resolution as Town Supervisor in the Town of Delaware. Mr. Reiber made a motion to approve. Ms. Loughlin seconded the motion, the Board voted and the resolution was approved with Mr. Sykes abstaining.

The Board discussed an amendment to IDA Resolution 08-18 regarding a Financial Assistance Award to **Roscoe NY Beer Company, LLC** for the procurement of a Canning Attachment to the existing bottling line. Ms. Flad advised the Board that the original Canning Attachment is no longer available for purchase but that there is a full canning line available that better suits the needs of Roscoe NY Beer Company, LLC which would result in an increase in cost by approximately \$22,000. Mr. Siegel made a motion to amend the resolution to increase the purchase amount of a full canning line from American Beer Equipment not to exceed \$80,000.00. Ms. Roig seconded the motion, the Board voted and the amendment to the resolution was unanimously approved.

**VIII. PUBLIC COMMENT**

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

**VII. EXECUTIVE SESSION: PROPOSED LEASE OF REAL PROPERTY**

On a motion made by Mr. Siegel and seconded by Mr. Steingart the Board entered into Executive Session to discuss the proposed lease of real property at approximately 12:12PM.

On a motion made by Ms. Roig and seconded by Mr. Steingart, the Board exited Executive Session at approximately 1:45PM.

**VIV. ADJOURN**

Ms. Roig made a motion to adjourn the meeting. Mr. Steingart seconded the motion, the Board voted, and the meeting was adjourned at approximately 1:50 PM.

Respectfully submitted:

Cassandra Egan, Administrative Assistant

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