

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**MEETING MINUTES  
Monday, August 13, 2018**

**I. CALL TO ORDER**

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:07 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  
Paul Guenther  
Edward Sykes  
Sean Rieber

***Members Absent-***

Joseph Perrello  
Scott Smith  
Howard Siegel  
Carol Roig

***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 (\*By Phone)  
Josh Potosek, Sullivan County Manager  
Freda Eisenberg, Commissioner Division of Planning  
Jill Weyer, Assistant Commissioner Division of Planning  
Jonathan Drapkin, President & CEO Hudson Valley Pattern for Progress  
Eric Pierson, Research Planner Hudson Valley Pattern for Progress  
Jacquie Leventoff, Granite Associates, LLP.  
Patricio Robayo, *Sullivan County Democrat*  
Ken Walter

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Ms. Loughlin and seconded by Mr. Sykes, the Board voted and the minutes of the July 9, 2018 regular meeting and the July 31, 2018 special meeting were unanimously approved.

**IV. BILLS AND COMMUNICATIONS**

Ms. Egan handed out a revised schedule of payments. Ms. Flad informed the Board that a new payroll service, **PayData**, will process payroll moving forward. Ms. Flad requested that the Board approve a recurring payroll processing expense. Mr. Guenther made a motion to approve the recurring expense. Mr. Rieber seconded the motion, the Board voted, and the motion was unanimously approved. On a motion made by Mr. Guenther and seconded by Ms. Loughlin, the schedule of payments was approved.

Chairman Steingart authorized opening 6 new sales tax escrow accounts at Catskill Hudson Bank for the following projects: **NY Liberty I, LLC., NY Delaware I, LLC., NY Delaware II, LLC., NY Thompson I, LLC., NY Thompson II, LLC. Doetsch Family II, LLC.** The authorized signers on the accounts will be **Ira Steingart, Howard Siegel, Sean Rieber, and Steve White.**

**V. STAFF REPORT**

There were no comments.

**VI. OLD BUSINESS**

None

**VII. NEW BUSINESS**

The Board reviewed and discussed a resolution approving an increase in the authorized sales and use tax abatement relating to the **Empire Resorts Real Estate II, LLC** project. Mr. Rieber 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 extending the sales tax abatement period for the **Empire Resorts Real Estate II, LLC** project. Mr. Guenther 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 approving an increase in the authorized sales and use tax abatement relating to the **HUDSUT LLC and HVFG LLC** project. Mr. Guenther made a motion to approve. Mr. Sykes seconded the motion, the board voted and the resolution was unanimously approved.

Jonathan Drapkin and Eric Pierson of **Hudson Valley Pattern For Progress** presented their research on a Sullivan County Baseline Assessment. Their study covered many areas from Sullivan County's overall population statistics with regards to age, workforce, race & ethnicity, as well as the fluctuations of population over the last 18 years. **Hudson Valley Pattern For Progress** recommended that housing, transportation, broadband and connectivity and downtown revitalization are the key areas that require time and attention going forward.

**VIII. PUBLIC COMMENT**

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

**VII. EXECUTIVE SESSION**

On a motion made by Mr. Rieber and seconded by Ms. Loughlin the Board entered into Executive Session to discuss projects currently in default and to discuss litigation related to the **Frontier Insurance Company** building at approximately 12:14 PM. At approximately 12:35 PM Ms Loughlin recused herself from discussion of Frontier Insurance Company and left the room during the discussion because she is of she is of counsel to the firm representing the Company.

On a motion made by Mr. Rieber and seconded by Mr. Guenther the Board exited Executive Session at approximately 12:50 PM. Ms. Loughlin re-entered the room at approximately 12:51 PM.

**VIV. ADJOURN**

Mr. Rieber made a motion to adjourn the meeting. Mr. Guenther seconded the motion, the Board voted, and the meeting was adjourned at approximately 12:51 PM.

Respectfully submitted:  
Cassandra Egan, Administrative Assistant

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