

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Monday, February 11, 2019

I. CALL TO ORDER

Chairman Steingart opened the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:06 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
Sean Rieber
Joseph Perrello
Carol Roig
Edward Sykes
Howard Siegel

Members Absent-

Suzanne Loughlin
Scott Smith (*By Phone)
Paul Guenther (*By Phone)

Staff Present-

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

Staff Absent-

None

Others Present-

Walter Garigliano, *Agency Counsel*
Tara Lewis, *Garigliano Law Offices (*By Phone)*
Dan Hust, *Sullivan County Director of Communications*
Marc Baez, *Partnership for Economic Development*
Marybeth Bianconi, *Partner, Delaware Engineering*
Sandy Mathes, *Mathes Public Affairs*
Barbara Garigliano, *Garigliano Law Offices*
Matthew Nanci, *Times Herald Record*
Patricio Robayo, *Sullivan County Democrat*
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Perrello and seconded by Mr. Siegel, the Board voted, and the minutes of the January 14, 2019 Regular Meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Ms. Egan handed out a revised schedule of payments. Ms. Flad explained that there were a few items on the payment schedule to mention. Ms. Flad gave information regarding the Triple R payment for SnoBars for the Food Hub roof. Ms. Flad also mentioned to the Board that the payment on the schedule to the Village of Monticello was included in error since it is a Sullivan County Funding Corp. expense and not a County of Sullivan Industrial Development Agency expense and asked the Board to please accept the schedule of payments apart from that error. Additionally, Ms. Flad advised the Board that although the PR Refrigeration payment shows twice on the schedule, it was one payment. Ms. Flad advised that the original payment to PR Refrigeration was voided due to being lost on the receiving end and that a new payment was issued in its place. Ms. Egan advised the Board that although the payment is on the schedule twice, it is only totaled once. Mr. Rieber inquired about the warranty on the Food Hub coolers which were repaired by PR Refrigeration. Attorney Garigliano gave a brief explanation of why the warranty on the coolers did not cover the repairs. A motion was made by Mr. Perrello to accept the schedule of payments with the revisions verbally noted. Mr. Rieber seconded the motion, the Board voted, and the schedule of payments was unanimously accepted.

V. STAFF REPORT

There were no comments. Ms. Flad advised the Board that Mr. Garaicoechea and Ms. Egan have been working on a large PILOT distribution that is set to go out before the end of the week, which will represent 30 projects. Ms. Flad also advised that there will be a couple more distributions, but that this is the bulk of the PILOT Distribution.

VI. NEW BUSINESS

The Board discussed a Resolution extending the Sales Tax Abatement Period for the Doetsch Family, LLC and Doetsch Family II LLC Project through and including June 30, 2019. Mr. Sykes recused himself from the discussion because he is the Supervisor of the Town of Delaware, where the project is located. Mr. Garigliano gave a brief explanation. Mr. Siegel made a motion to accept the resolution. The motion was seconded by Ms. Roig, the Board voted and the resolution was unanimously approved with Mr. Sykes abstaining for the above-mentioned reason.

The Board discussed a Resolution to extend the sales tax abatement period for Catskill Hospitality Holding LLC and Catskill Hospitality Operating LLC Project through and including July 31, 2019, a Resolution to extend the sales tax abatement period for the Empire Resorts Real Estate II, LLC Project through and including August 31, 2019 and a Resolution extending the sales tax abatement period for the Veria Lifestyle Inc. Project through and including June 30, 2019. Chairman Steingart asked if everyone is up to date with filings and payments. Attorney Garigliano answered in the affirmative. Attorney Garigliano gave a brief description of the Veria Lifestyle Inc. Project. A motion was made by Mr. Rieber to accept these Resolutions. Mr. Siegel seconded the motion, the Board voted, and the Resolutions were unanimously approved.

The Board discussed a Resolution authorizing and approving the Sullivan Resorts LLC Project. Attorney Garigliano gave a background description on the project and advised the Board that the project is ready to close on the lease/leaseback agreements for the project. Mr. Siegel made a motion to accept the resolution. Ms. Roig seconded the motion, the Board voted, and the resolution was unanimously approved.

Mr. Garigliano gave a brief background on the Yo1 Country Club, Inc. draft application. Attorney Garigliano advised the board that we are anticipating a cost benefit analysis soon and would like to request that the Board recess this meeting and reconvene to discuss any potential unpaid PILOT bills and to act on the Yo1 Country Club application.

The Board viewed a presentation on the Old Route 17 Corridor Development by the Sullivan County Partnership for Economic Development and Delaware Engineering.

VII. PUBLIC COMMENT

The Board recognized the comments of Ken Walter.

VIII. EXECUTIVE SESSION

On a motion made by Ms. Roig and seconded by Mr. Perrello, the Board entered executive session at 12:04 P.M. to discuss legal advice regarding unpaid PILOT payments.

On a motion made by Ms. Roig and seconded by Mr. Perrello, the Board exited executive session at 12:34 P.M.

IX. RECESS

On a motion made by Ms. Roig and seconded by Mr. Rieber, the meeting was recessed at 12:37 P.M. in the Committee Room to be reconvened at 12:00 P.M. on February 26th in the Committee Room.

Respectfully submitted:
Cassandra Egan, Administrative Assistant

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