

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Monday, March 11, 2019

I. CALL TO ORDER

Chairman Steingart opened the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:12 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
Edward Sykes
Scott Smith

Members Absent-

Suzanne Loughlin
Howard Siegel
Paul Guenther
Carol Roig

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)*
Nancy Buck, *Sullivan County Treasurer*
Dan Hust, *Sullivan County Director of Communications*
Matthew Nanci, *Times Herald Record*
Patricio Robayo, *Sullivan County Democrat*
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Sykes and seconded by Mr. Smith, the Board voted, and the minutes of the February 11, 2019 Regular Meeting and February 26, 2019 Reconvened Meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Ms. Egan handed out a revised schedule of payments. A motion was made by Mr. Smith to accept the schedule of payments. Mr. Perrello seconded the motion, the Board voted, and the schedule of payments was unanimously approved.

V. STAFF REPORT

There were no comments.

VI. NEW BUSINESS

The Board discussed a Resolution to provide funding to **The Partnership for Economic Development in Sullivan County, Inc.** for the First Quarter of 2019. Mr. Rieber made a motion to accept the resolution. The motion was seconded by Ms. Sykes, the Board voted and the resolution was unanimously approved.

The Board discussed a Resolution to extend the sales tax abatement period for **Adelaar Developer LLC** Project through and including September 30, 2019, a Resolution to extend the sales tax abatement period for **Veria Lifestyle Inc.** Project through and including September 30, 2019, and a Resolution to extend the sales tax abatement period for the **Deb El Food Products, LLC** Project through and including June 30, 2019. A motion was made by Mr. Perrello to accept these Resolutions. Mr. Sykes seconded the motion, the Board voted, and the Resolutions were unanimously approved.

The Board reviewed the **Agency Procurement Policy, Investment Policy and Property Disposal Policy.** Mr. Rieber made a motion to approve the policies. Mr. Sykes seconded the motion, the Board voted, and these policies were unanimously approved.

The Board reviewed **the Agency Mission Statement and Performance Measurements.** Mr. Rieber made a motion to approve the documents. Mr. Perrello seconded the motion, the Board voted, and these documents were unanimously approved.

VII. PUBLIC COMMENT

The Board recognized the comments of Ken Walter.

VIII. EXECUTIVE SESSION

Ms. Flad advised that the Board must conduct its **Annual Self-Evaluation** in accordance with New York State Public Authorities Law, and this can be done in Executive Session if desired. Mr. Smith made a motion to enter into Executive Session for this purpose. Mr. Perrello seconded the motion. The Board entered into Executive Session at 11:26 A.M.

Mr. Sykes made a motion to exit Executive Session. Mr. Smith seconded the motion and the Board exited Executive Session at 11:43 A.M.

IX. NEW BUSINESS

The Board discussed a Resolution of the agency to consent to the assignment of **RHH Land, LLC** of all right, title and interest in and to the project located at 283 Rock Hill Drive, Rock Hill to **Ashirwad, LLC** and to authorize the agency to execute a mortgage and related financial documents in an amount not to exceed \$4,000,000.00 in favor of Ulster Savings Bank. Attorney Garigliano stated that a partner in Ashirwad, LLC is experientially and financially qualified with a portfolio of over 50 hotels and a significant network. He added that the new company will conform to the existing agreements with RHH Land, LLC. Mr. Perrello made a motion to accept the resolution. The motion was seconded by Mr. Sykes, the Board voted and the resolution was unanimously approved.

IX. RECESS

On a motion made by Mr. Smith and seconded by Mr. Rieber, the meeting was recessed at 11:49 A.M. in the Committee Room to be reconvened at 9:00 A.M. on March 25th in the Committee Room.

Respectfully submitted:
Cassandra Egan, Administrative Assistant

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