

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**MEETING MINUTES**

**Monday, May 13, 2019**

**I. CALL TO ORDER**

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:04 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  
Sean Rieber  
Joseph Perrello  
Edward Sykes  
Scott Smith  
Paul Guenther

***Members Absent-***

Carol Roig  
Howard Siegel

***Staff Present-***

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

***Staff Absent-***

***Others Present-***

Walter Garigliano, *Agency Counsel*  
Tara Lewis, *Garigliano Law Offices (\*By Phone)*  
Patricio Robayo, *Sullivan County Democrat*  
Ken Walter

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Ms. Loughlin and seconded by Mr. Guenther, the Board voted, and the minutes of the April 8, 2019 recessed meeting and the April 29, 2019 reconvened meeting were unanimously approved.

**IV. BILLS AND COMMUNICATIONS**

Ms. Egan handed out a revised schedule of payments. Attorney Garigliano gave background for a refund payment to Concord Associates, LP due to continued billing of annual fees after they did not receive the casino license. This resulted in an overpayment that is now being refunded. Mr. Rieber asked for clarification of the payment to the Gerry Foundation, Inc. Ms. Flad explained that during an audit at the Gerry Foundation, Inc. it was discovered that there had been a missed rent payment. Ms. Flad added that their audit matches our books. Mr. Smith made a motion to approve the revised

schedule of payments. Mr. Guenther seconded the motion, the Board voted, and the schedule of payments was unanimously approved.

**V. STAFF REPORT**

Ms. Flad informed the Board that the FY 2016 USDA Food Hub Rural Business Development Grant is near completion and we are awaiting reimbursement of USDA Funds. One of the last items necessary for the reimbursement is for the Board Members to complete a Compliance Review Questionnaire. Ms. Flad handed out the questionnaire to be completed by the Board. There were no comments on the staff report.

**VI. NEW BUSINESS**

The Board reviewed and discussed a resolution authorizing the extension of the Sales Tax Abatement Period for the Sullivan Resorts, LLC Project from June 1, 2019 through and including November 30, 2019. Attorney Garigliano gave background information regarding the current status of the project. Mr. Perrello made a motion to approve the resolution. Ms. Loughlin seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board reviewed and discussed two resolutions authorizing the extension of the Sales Tax Abatement Periods for the Yasgur Road Productions, LLC Project and the NY Liberty I, LLC Project from April 1, 2019 through and including September 30, 2019. Mr. Garaicoechea noted that these projects are current with respect to filing reports and fees. Mr. Garaicoechea also noted that Yasgur Productions, LLC's reports are not due until the first of next month. Mr. Steingart made a motion to approve the resolutions. Ms. Loughlin seconded the motion, the Board voted, and the resolutions were unanimously approved.

The Board reviewed and discussed a resolution authorizing the Agency to waive the competitive bidding requirements related to the procurement of equipment through the USDA Rural Business Development Grant Program. Attorney Garigliano gave background explaining that it is for Catskill Brewery and their canning line that can only be purchased from a single source for approximately \$138,000.00. Mr. Rieber made a motion to approve the resolution. Mr. Guenther seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board reviewed and discussed a resolution creating and adopting a sexual harassment policy. Ms. Flad advised the Board that this is the New York State model policy. Mr. Guenther made a motion to approve the resolution. Mr. Perrello seconded the motion, the Board voted, and the resolution was unanimously approved.

**VII. PUBLIC COMMENT**

The Board recognized the comments of Ken Walter.

**VIII. EXECUTIVE SESSION**

On a motion made by Mr. Guenther and seconded by Mr. Smith, the Board entered Executive Session at approximately 11:15 A.M. to seek the advice of counsel related to projects In default.

On a motion made by Mr. Guenther and seconded by Mr. Smith, the Board came out of Executive Session at 12:26 P.M.

**IX. NEW BUSINESS**

Mr. Guenther made a motion to amend the Villa Roma PILOT agreement to defer the March and April payments to be made in July and August. Mr. Perrello seconded the motion, the Board voted, and the verbal resolution was unanimously approved.

**IX. ADJOURN**

On a motion made by Mr. Guenther and seconded by Mr. Rieber, the meeting adjourned at 12:28PM.

Respectfully submitted:

Cassandra Egan, Administrative Assistant

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