

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Monday, September 9, 2019

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:01 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
Howard Siegel
Joseph Perrello
Edward Sykes
Paul Guenther
Sean Rieber
Carol Roig

Members Absent-

Scott Smith
Suzanne Loughlin

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 Mr. Guenther and seconded by Ms. Roig, the Board voted, and the minutes of the August 12, 2019 regular meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Mr. Siegel made a motion to approve the revised schedule of payments. Mr. Guenther seconded the motion, the Board voted, and the revised schedule of payments was unanimously approved.

V. STAFF REPORT

There were no comments on the staff report.

VI. NEW BUSINESS

The Board reviewed and discussed a resolution extending the sales tax abatement period for the Sullivan Resorts, LLC. Project from October 1, 2019 through and including March 31, 2020. Attorney Garigliano stated that the project is anticipating approval from the New York State Dept. of Environmental Conservation. Ms. Flad indicated that the project has submitted all reports however fees remain outstanding. Mr. Garigliano recommended that the Board approve the extension subject to receipt of fees. Mr. Rieber made a motion to approve. Mr. Perrello 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 Veria Lifestyle, Inc. Project from October 1, 2019 through and including March 31, 2020. Attorney Garigliano stated that the project has made a change in direction. This new direction broadens the food and beverage options that will make the resort a more traditional spa venue. Mr. Perrello 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 amending Resolution #34-19 relating to the 457 Equities Monticello Corporation Project. Ms. Flad stated that the original resolution authorized sales taxable purchases in the amount of \$120,500.00 and that due to changes in the scope of the project this amending resolution authorized sales taxable purchases in the amount of \$60,000.00, reducing the amount of the previously authorized sales tax abatement. Mr. Rieber made a motion to approve. Mr. Siegel seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board reviewed and discussed a resolution amending the Agency's By-Laws. Attorney Garigliano stated that the Board has received the proposed changes to the By-Laws in accordance with notice requirements. He further stated that this update to the By-Laws removes all provisions covered by State law. Mr. Perrello 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 authorizing the 3rd Quarter Payment to the Partnership for Economic Development in Sullivan County, Inc. Mr. Guenther made a motion to approve the resolution. Mr. Siegel seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board reviewed and discussed a draft 2020 Agency Budget. Ms. Flad noted that while expenses remain stable revenues will change as large projects complete construction. Also, the Agency intends to hold a public information session before the Board votes at its next regularly scheduled meeting.

The Board reviewed and discussed the Agency's Mortgage Tax Abatement Policy. Mr. Perrello questioned the secondary effects of multiple mortgage tax abatements for the same project. Attorney Garigliano reminded the Board that select projects where this has happened are more complex and should be looked at thoroughly as not to disincentivize business in Sullivan County. He further maintained that the Agency's Policy should remain objective. Chairman Steingart suggested the Agency review all policies since the policies have not been examined in several years.

Chairman Steingart made a motion to enter Closed Session to seek legal advice concerning two projects in default. Mr. Guenther seconded the motion and the Board entered Closed Session at approximately 11:36AM.

Mr. Perrello made a motion to exit Closed Session. Mr. Sykes seconded the motion and the Board exited Closed Session at approximately 11:57AM.

The Board reviewed and discussed a verbal resolution to engage Coverage Counsel at the expense of the Catskill Hospitality, LLC. project. Mr. Steingart made motion to approve. Mr. Sykes seconded the motion, the Board voted, and the verbal resolution was unanimously approved.

VII. PUBLIC COMMENT

The board recognized the comments of Ken Walter.

VIII. ADJOURNMENT

On a motion made by Mr. Sykes and seconded by Mr. Steingart, the meeting was adjourned at 12:00 PM.

Respectfully submitted:
Julio Garaicoechea, Project Manager

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