

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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REVISED MEETING MINUTES

Monday, October 21, 2019

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:05 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
Edward Sykes
Paul Guenther
Sean Rieber
Suzanne Loughlin

Members Absent-

Carol Roig
Paul Guenther (*By Phone)
Joseph Perrello

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager

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. Smith, the Board voted, and the minutes of the September 9, 2019 regular meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Mr. Siegel made a motion to approve the revised schedule of payments. Mr. Sykes 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 revised **2020 Agency Budget and Financial Plan**. Ms. Loughlin asked if the Food Hub Director position is now funded by the Sullivan Catskills Regional Food Hub, Inc. Ms. Flad stated that the committed funds for the food hub have been expended and confirmed that funding for the position is the responsibility of the SCRFH Board. Mr. Rieber made a motion to approve the revised 2020 Agency Budget and Financial Plan. Mr. Steingart seconded the motion, the Board voted, and the revised budget was unanimously approved.

The Board reviewed and discussed a resolution extending the sales tax abatement period for the **Amytra Development, LLC, Eldred Entertainment, LLC, and Eldred Hospitality, LLC** Project from November 1, 2019 through and including April 30, 2020. Mr. Smith stated that many people have approached him regarding ethical and environmental issues. Attorney Garigliano reminded the Board of the purpose of the resolution on extending the sales tax exemption period on an approved project within the Tourism Destination program. He added that the project has complied with IDA covenants and that these other matters are regulated by State and Local Government bodies (i.e. New York State Department of Environmental Conservation). Mr. Rieber made a motion to approve. Ms. Loughlin seconded the motion, the Board voted, and the foregoing resolution was put to a vote on roll call which resulted as follows:

Ira Steingart	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Suzanne Loughlin	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Rieber	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The Board reviewed and discussed a resolution extending the sales tax abatement period for the **NY Thompson I, LLC**. Project from November 1, 2019 through and including April 30, 2020. Mr. Siegel made a motion to approve the resolution. 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 **NY Tusten I, LLC**. Project from November 1, 2019 through and including April 30, 2020. Mr. Siegel made a motion to approve the resolution. Mr. Sykes seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board reviewed and discussed a resolution authorizing and approving execution of the gap mortgage and the consolidated, amended and restated fee and leasehold mortgage, assignment of leases and rents and security agreement, by and among the Agency, **SPT IVEY 61 Emerald MOB, LLC., Citi Real Estate Funding, Inc.** and **Deutsche Bank AG, New York Branch**. Attorney Garigliano stated that the Agency is a party to a new mortgage and there is no request for a mortgage tax abatement. Ms. Loughlin made a motion to approve the

resolution. Mr. Siegel seconded the motion, the Board voted, and the resolution was unanimously approved.

VII. PUBLIC COMMENT

There were none.

VIII. ADJOURNMENT

On a motion made by Mr. Sykes and seconded by Mr. Siegel, the meeting was adjourned at 11:25AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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