

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Monday, November 18, 2019

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:08 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
Howard Siegel
Edward Sykes
Carol Roig
Scott Smith
Sean Rieber

Members Absent-

Joseph Perrello
Paul Guenther (*By Phone)

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager

Staff Absent-

Others Present-

Walter Garigliano, Agency Counsel
Dan Hust, Sullivan County Communications Director
Patricio Robayo, *Sullivan County Democrat*
Ken Walter

III. APPROVAL OF MEETING MINUTES

Ms. Loughlin requested that a revision to the draft minutes include her attendance at the October 21, 2019 meeting. On a motion made by Mr. Siegel and seconded by Ms. Loughlin, the Board voted, and the revised minutes of the October 21, 2019 regular meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Ms. Flad distributed a revised schedule of payments. Mr. Sykes made a motion to approve the revised schedule of payments. Ms. Loughlin 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 NY Liberty I, LLC** Project from December 1, 2019 through and including May 30, 2020. Attorney Garigliano stated the project is substantially complete and will be connected to the electrical grid by the end of the year. Mr. Rieber asked if the company had filed all reports. Attorney Garigliano reminded the Board that the Solar Projects do not have a periodic monthly reporting requirement. Ms. Roig made a motion to approve. Mr. Steingart seconded the motion, the Board voted, and the resolution was unanimously approved.

Attorney Garigliano stated that there are 10 solar projects approved and closed with 2 additional projects in the pipeline. One will be a 4.4MW system and the other will be a 2MW system, in the Towns of Bethel and Fallsburg respectively. Additionally, he stated that certain Towns are requiring "As Built" drawings of completed projects since certain aspects of projects have differed from the approving resolutions due to site conditions. Therefore, the Agency will be amending project documents for all solar projects as soon as the information becomes available.

The Board reviewed and discussed a resolution Clarifying the Sales Tax Abatement for the **Veria Lifestyle, Inc. Infrastructure** project. Attorney Garigliano stated IDA engaged Robert Ryan from Harris Beach, PLLC. to assist with an analysis of the sales tax abatement used by the project. The analysis centered on sales tax abatements related to the demolition of the former Kutsher's Hotel which was a requirement by the Town. This cost was not included in the original budget and was a condition of the Town's approval of the Wellness Center. This resolution proposes to clarify the Sales Tax Abatement. Ms. Loughlin 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 authorizing the amendment of the **Amytra Development LLC, Eldred Entertainment, LLC, and Eldred Hospitality, LLC** project documents. IDA received correspondence from the Project updating the scope of the Project and additional investment. Attorney Garigliano stated that the first part of the resolution increases the sales tax abatement authority not to exceed \$1,440,000. The second part of the resolution authorizes an amendment to include an additional parcel into the project. However, this parcel would not receive real estate tax abatements and would not be a part of the Lease/Leaseback or PILOT Agreements. The Agent Agreement would be amended to include the construction of a boat dock, kayak launching mechanisms, and hiking trails. Mr. Rieber made a motion to approve. Ms. Roig seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board reviewed and discussed a resolution appointing **Doetsch Family III, LLC** as Agent of the Agency; Making certain findings and determinations; Authorizing the execution and Delivery of an Agent and Project Agreement; and Authorizing the Execution of a Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement, and related documents. Mr. Sykes recused himself from discussion because of his position as the Supervisor of the Town of Delaware where the proposed project is located. Attorney Garigliano indicated this application involves the adaptive reuse of the former Callicoon Hospital into a hospitality venue. Ms. Flad noted that there was one public comment made during the public hearing. The comment did not relate to IDA action with respect to tax abatements. The member of the public was a neighbor concerned with issues of short-term lodging, traffic, and security. Attorney Garigliano added that the Town of Delaware recently adopted a short-term rental local law related to these issues. Mr. Rieber made a motion to approve. Ms. Roig seconded the motion, the Board voted, and the resolution was approved with Mr. Sykes abstaining for the reason described above.

VII. PUBLIC COMMENT

There were none.

VIII. ADJOURNMENT

On a motion made by Mr. Rieber and seconded by Ms. Roig, the meeting was adjourned at 11:18 AM.

Respectfully submitted:
Julio Garaicoechea, Project Manager
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