

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Monday, December 9, 2019

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:12 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
Joseph Perrello
Howard Siegel
Edward Sykes
Carol Roig (entered at approximately 11:27 AM)
Sean Rieber

Members Absent-

Suzanne Loughlin (*By Phone)
Paul Guenther
Scott Smith

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

Mr. Siegel made a motion to enter Closed Session to seek legal advice concerning Forestburgh Property, LLC. and Forestburgh Hospitality, LLC. Mr. Perrello seconded the motion and the Board entered Closed Session at approximately 11:13AM.

Member Carol Roig entered the meeting at approximately 11:27AM.

Mr. Sykes made a motion to exit Closed Session. Mr. Siegel seconded the motion and the Board exited Closed Session at approximately 11:30AM.

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Roig and seconded by Mr. Rieber, the Board voted, and the minutes of the November 18, 2019 regular meeting were unanimously approved.

IV. **BILLS AND COMMUNICATIONS**

Ms. Flad distributed a revised schedule of payments. Ms. Roig made a motion to approve the revised schedule of payments. Mr. Rieber 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 authorizing the Agency to provide funding to the **Partnership for Economic Development in Sullivan County, Inc.** for the Fourth Quarter of 2019. Mr. Sykes made a motion to approve. Mr. Siegel seconded the motion, the Board voted, and the resolution was unanimously approved.

The Board reviewed and discussed resolutions extending the sales tax abatement period for the following projects from January 1, 2020 through and including June 30, 2020:

- **Empire Resorts Real Estate I, LLC.**
- **Montreign Operating Company, LLC.**
- **Doetsch Family I LLC/Doetsch Family II LLC.**
- **457 Equities Monticello Corporation**
- **NY Delaware III, LLC.**
- **NY Delaware IV, LLC.**
- **NY Delaware V, LLC.**
- **NY Delaware VI, LLC.**
- **Veria Lifestyle, Inc. (Infrastructure)**
- **Rock Meadow Partners, LLC.**

Mr. Rieber made a motion to approve all the aforementioned resolutions as a block. Mr. Perrello seconded the motion. Citing a recent request from NY Delaware II, LLC, Attorney Garigliano asked to include a resolution extending the sales tax abatement period for this project as part of the block. Mr. Siegel made a motion to amend the motion to approve all the aforementioned resolutions to include the **NY Delaware II, LLC.** resolution. Mr. Rieber seconded the motion to amend. Mr. Sykes recused himself from discussion for the following projects due to his role as Supervisor in the Town of Delaware: *Doetsch Family I LLC. and Doetsch Family II LLC., NY Delaware III, LLC, NY Delaware IV, LLC, NY Delaware V, LLC. and NY Delaware VI, LLC.* Chairman Steingart called the question, the Board voted, and the resolutions were approved with Mr. Sykes abstaining on the projects within the Town of Delaware.

The Board reviewed and discussed a resolution authorizing the Agency to extend the sales tax abatement period for the **Forestburgh Property, LLC. and Forestburgh Hospitality, LLC.** project from January 1, 2020 through and including June 30, 2020. Mr. Rieber made a motion to discuss the resolution. Ms. Roig seconded the motion. Attorney Garigliano informed the Board that the project is current with respect to IDA reports and fees, however the project has unpaid real estate taxes. The Board voted and the resolution failed with all members opposed.

The Board reviewed and discussed a resolution authorizing and approving the execution and delivery of a mortgage and related documents in favor of Ulster Savings bank in an amount not to exceed \$3,000,000 relating to the **BRR Brothers III, LLC. and Sullivan County Fabrication, Inc.** project. Mr. Rieber recused from discussion because the principals are clients of his business, though he did not perform the appraisal related to this transaction. Mr. Sykes made a motion to approve. Ms. Roig seconded the motion, the Board voted, and the resolution was approved with Mr. Rieber abstaining for the before-mentioned reason.

Mr. Perrello suggested to the Board that it consider creating a program to incentivize housing projects, specifically affordable rental housing. Attorney Garigliano reminded the Board that the Agency has had a longstanding policy restricting housing programs, however there is no prohibition. Mr. Rieber added that he believes there is a shortage of affordable housing within the County. Chairman Steingart noted

that there are hundreds of homes that are approved within the Town of Thompson however there is no water infrastructure. Attorney Garigliano advised that this could be on a list of items to discuss with the new legislature and town supervisors during a review of the Uniform Tax Exemption Policy.

VII. PUBLIC COMMENT

The Board recognized the comments of Ken Walter.

VIII. ADJOURNMENT

On a motion made by Mr. Perrello and seconded by Mr. Rieber, the meeting was adjourned at 11:35AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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