

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway
Monticello, New York 12701
(845) 428-7575 - Voice
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www.sullivanida.com
TTY 711

SPECIAL MEETING—NOTICE OF TIME CHANGE

TO: Ira Steingart, IDA Chairman
Suzanne Loughlin, IDA Vice Chair
Howard Siegel, IDA Treasurer & Chief Financial Officer
Edward Sykes, IDA Assistant Secretary & Chief Executive Officer
Scott Smith, IDA Assistant Treasurer
Paul Guenther, IDA Member
Joseph Perrello, IDA Member
Carol Roig, IDA Member
Chairman and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
Walter Garigliano, Esq., IDA Counsel

FROM: Jennifer Flad, Executive Director

DATE: February 14, 2020

PLEASE TAKE NOTICE that the time for the Special Meeting of the County of Sullivan Industrial Development Agency has changed from 3:00 PM to 4:00 PM. The meeting will be held as follows:

DATE: February 20, 2020 - Thursday
TIME: 4:00 PM
LOCATION: Legislative Committee Room
Sullivan County Government Center
100 North Street
Monticello, New York 12701

Please See Page 2 Below For Agenda

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SPECIAL MEETING AGENDA

Thursday, February 20, 2020, 4:00 PM

Legislative Committee Room
Sullivan County Government Center
100 North Street
Monticello, New York 12701

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS

None

IV. NEW BUSINESS

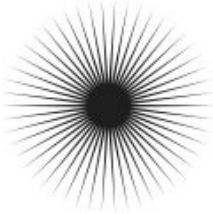
Resolution: Extending the Sales Tax Abatement Period for the Forestburgh Property LLC and Forestburgh Hospitality LLC Project Nunc Pro Tunc from January 1, 2020 Through and Including June 30, 2020

Discussion: IDA Projects in Default

Any and All Other Business Before the Board

V. ADJOURN

##



ANOTHER SKY

December 3, 2019

Julio Garaicoechea
Project Manager
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701

Re: Forestburgh Hospitality (Another Sky)
CSIDA Sales Tax Abatement Letter Extension

Dear Mr. Garaicoechea:

I am writing to request an extension of the Sales Tax Abatement Letter for the above-referenced project. The current letter is set to expire on December 31, 2019.

We continue to make progress on the development of the project site, but work will continue for several more months. Due to an approval delay, installation of our septic system and the construction of the bathhouse will continue beyond the current expiration date.

Please let me know if you need any further information in support of this request.

Sincerely,

John C. Knapp

RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened in public session on February 20, 2020, at 4:00 p.m., local time, at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairman Ira Steingart, and, upon roll being called, the following members of the Agency were:

| | <u>PRESENT</u> | <u>ABSENT</u> |
|------------------|----------------|---------------|
| Ira Steingart | [] | [] |
| Suzanne Loughlin | [] | [] |
| Edward T. Sykes | [] | [] |
| Howard Siegel | [] | [] |
| Scott Smith | [] | [] |
| Paul Guenther | [] | [] |
| Joseph Perrello | [] | [] |
| Carol Roig | [] | [] |

The following persons were also present:

- Jennifer M. Flad, Executive Director
- Edward T. Sykes, Chief Executive Officer
- Julio Garaicoechea, Project Manager
- Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. _____ - 20

RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE FORESTBURGH PROPERTY LLC (“FORESTBURGH PROPERTY”) AND FORESTBURGH HOSPITALITY LLC (“FORESTBURGH HOSPITALITY” TOGETHER WITH FORESTBURGH PROPERTY COLLECTIVELY, THE “COMPANY”) PROJECT NUNC PRO TUNC FROM JANUARY 1, 2020 THROUGH AND INCLUDING JUNE 30, 2020

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York ("State"), as amended, and Chapter 560 of the Laws of 1970 of the State, as amended and codified as Section 960 of the General Municipal Law (collectively, the “Act”), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

WHEREAS, on or about December 6, 2018, the Company submitted an Application For Financial Assistance to the Agency consisting of the (i) acquisition, construction, installation and equipping of (a) an approximately 100 fully-assembled, canvas bell tents for overnight camping

("Tents"); (b) an approximately 650 square foot general store ("General Store"); (c) an approximately 1750 square foot bath house with showers, toilets and sinks ("Bath House"); and (d) an approximately 3800 square foot lodge for entertainment ("Building" together with the Tents, General Store, Bath House collectively, the "Campground") situate on seven (7) parcels of real estate consisting of approximately 320 acres located at 80 Tannery Road, Town of Forestburgh ("Town"), County of Sullivan ("County"), State of New York and identified on the Town tax map as Section 24, Block 1, Lots 3; 26.3; 26.4; 26.5; 26.6; 26.7; and 26.8 ("Land"); (ii) construction and equipping of the Campground; (iii) the construction, reconstruction, renovation and/or repair of water and sewer infrastructure located on the Land; (iv) the construction, reconstruction, renovation and/or repair of roadway and drainage infrastructure located on the Land; (v) the construction, reconstruction, renovation and/or repair of lighting, electricity and connectivity infrastructures on the Land and the development of infrastructure (collectively, (iii), (iv) and (v) are referred to as the "Infrastructure Improvements"); (vi) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (vii) construction of improvements to the Campground, the Land, the Infrastructure Improvements and the Equipment (collectively, the Campground, the Land, the Infrastructure Improvements and the Equipment are referred to as the "Facility" or the "Project"); and (viii) lease of the Project from the Agency to the Company; and

WHEREAS, on or about December 17, 2018, the Agency and the Company entered into an Agent and Project Agreement pursuant to which the Agency designated the Company its agent ("Agent Agreement"); and

WHEREAS, contemporaneously with the execution of the Agent Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter, which letter has expired; and

WHEREAS, on December 3, 2019, the Company requested that the sales tax abatement period be extended to continue the construction of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended nunc pro tunc from January 1, 2020 through and including June 30, 2020.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

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

The resolution was thereupon duly adopted.