

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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**MEETING MINUTES
Monday, March 9, 2020**

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
Edward Sykes
Joseph Perrello
Carol Roig
Paul Guenther
Scott Smith

Members Absent-

Suzanne Loughlin (*By Phone)
Howard Siegel

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager

Staff Absent-

Others Present-

Walter Garigliano, Agency Counsel
Patricio Robayo, *Sullivan County Democrat*

III. APPROVAL OF MEETING MINUTES

On motion by Mr. Guenther and seconded by Ms. Roig, the Board voted and the minutes of the February 10, 2020 Regular Meeting, and the February 20, 2020 Special Meeting minutes were unanimously approved.

IV. BILLS AND COMMUNICATIONS

Mr. Garaicoechea distributed a revised schedule of payments. On a motion by Mr. Guenther and seconded by Mr. Sykes the revised schedule of payments was unanimously approved.

V. STAFF REPORT

There were no questions on the staff report

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

Chairman Steingart informed the Board that the Agency will update its records at all banking institutions to reflect current signers. Mr. Garaicoechea confirmed that the signers on the accounts

are Chairman Steingart, CEO Edward Sykes, and CFO Howard Siegel. He also noted that the Agency will be opening a new Sales Tax Abatement Escrow account for **Doetsch Family III LLC** at Catskill Hudson Bank with the aforementioned as signers.

On a motion by Mr. Perrello and seconded by Mr. Sykes, the Board voted and unanimously adopted a resolution authorizing and approving the First Quarter 2020 **Payment to the Partnership for Economic Development in Sullivan County, Inc.**

On a motion by Ms. Roig and seconded by Mr. Perrello, the Board voted and unanimously approved a resolution appointing **Psychedelic Solar LLC** as its agent for the purpose of constructing the project, making certain findings and determinations with respect to the project, and authorizing the execution and delivery of an Agent and Project Agreement, Lease to Agency Agreement, Leaseback to Company Agreement, and Payment In Lieu Of Tax Agreement.

On a motion by Mr. Guenther and seconded by Ms. Roig, the Board voted and unanimously approved a resolution appointing **Rosemond Solar LLC** as its agent for the purpose of constructing the project, making certain findings and determinations with respect to the project, and authorizing the execution and delivery of an Agent and Project Agreement, Lease to Agency Agreement, Leaseback to Company Agreement, and Payment In Lieu Of Tax Agreement.

On a motion made by Mr. Guenther and seconded by Ms. Roig, the Board voted and unanimously approved a resolution extending the Sales Tax Abatement period for the **Sullivan Resorts LLC** project through and including September 30, 2020.

The Board discussed a resolution extending the Sales Tax Abatement Period for the **Veria Lifestyle Inc.** project through and including September 30, 2020. Ms. Flad asked the Board to table the discussion until the project submits additional information regarding the request for extension. Attorney Garigliano reminded the Board that the Agency monitors projects on a six-month basis.

The Board discussed a request from **Veria Lifestyle Inc.** to waive employment obligations. Attorney Garigliano recommended the Chairman appoint a committee to establish facts and issue a recommendation. Mr. Perrello expressed concern on setting a precedent. Attorney Garigliano stated that Agency practice is to have a committee review the request. Chairman Steingart appointed Mr. Perrello and Mr. Guenther to the Committee to review the project's request.

The Board discussed a reduction in the Full-Time Employment Goal for the **Doetsch Family II LLC** project. Attorney Garigliano explained that the project plans to engage a management company to operate the business instead of directly hiring employees. He added that the impact remains the same. Attorney Garigliano recommended the Chairman appoint a committee to review the request. Chairman Steingart appointed Mr. Sykes and Mr. Smith to the committee to review.

Ms. Roig made a motion to enter **Closed Attorney-Client Privilege** session to seek legal advice related to **Catskill Distilling Company's** bankruptcy. Mr. Perrello seconded the motion and the Board entered Closed Session at approximately 11:34AM.

Mr. Guenther exited the meeting at approximately 11:48AM.

Mr. Perrello made a motion to exit Closed Session. Ms. Roig seconded the motion and the Board exited Closed Session at approximately 11:50AM.

On a motion made by Ms. Roig and seconded by Mr. Sykes, the Board voted and unanimously approved the Agency's **Procurement Policy**.

On a motion made by Mr. Sykes and seconded by Mr. Smith, the Board voted and unanimously approved the Agency's **Investment Policy**.

On a motion made by Mr. Perrello and seconded by Ms. Roig, the Board voted and unanimously approved the Agency's **Property Disposal Policy**.

On a motion made by Mr. Smith and seconded by Mr. Perrello, the Board voted and unanimously approved the Agency's **Mission Statement**.

The Board reviewed the **Performance Measurement Report** and all agreed they have no objections.

IV. **RECESS**

On a motion made by Mr. Smith and seconded by Mr. Perrello, at approximately 12:00 PM the meeting was recessed to the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, NY 12701 on March 26, 2020 4:00PM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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