

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Monday, July 13, 2020

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:02 AM via teleconference.

II. ROLL CALL

Members Present-

Ira Steingart
Suzanne Loughlin
Howard Siegel
Edward Sykes
Scott Smith
Paul Guenther
Carol Roig

Members Absent-

Joseph Perrello

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Deborah Nola, Accounting and Financial Analyst

Staff Absent-

Others Present-

Walter Garigliano, Agency Counsel
Joseph Abraham, *Sullivan County Democrat*
Richard Klein, *Sullivan Catskills Times*
Ken Walter

III. APPROVAL OF MEETING MINUTES

On motion by Mr. Sykes and seconded by Mr. Guenther, the Board voted and the minutes of the June 8, 2020 Meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

On a motion by Mr. Siegel and seconded by Mr. Guenther the schedule of payments was unanimously approved.

V. STAFF REPORT

There were no questions on the staff report.

VI. NEW BUSINESS

On a motion made by Mr. Sykes and seconded by Ms. Loughlin, the Board reviewed and discussed a resolution extending the sales tax abatement period for the Catskill Hospitality Holding LLC and Catskill Hospitality Operating LLC project from August 1, 2020 through and including January 31, 2021. Mr. Garaicoechea stated that the project is current with respect to reports and fees. There being no further discussion, the Board voted and unanimously adopted the resolution.

On a motion made by Ms. Roig and seconded by Mr. Guenther, the Board discussed a resolution authorizing the grant of an easement to New York State Electric & Gas Corporation (NYSEG) to provide electrical service at the BRR Brothers III, LLC and Sullivan County Fabrication, Inc. project. Attorney Garigliano indicated that the project requires more electrical service and NYSEG intends to provide it. Chairman Steingart recuses from voting because he has done business with the project in the past. Ms. Loughlin recuses herself because she is Of Counsel to a law firm that represents the project. Mr. Siegel called the motion to question and the resolution was adopted with the Board voting as follows:

Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Abstain
Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input checked="" 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input checked="" 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 checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

On a motion made by Ms. Loughlin and seconded by Mr. Guenther, the Board discussed a resolution appointing RGG Realty LLC and Columbia Ice and Cold Storage Corporation as Agents of the Agency; making certain findings and determinations; and authorizing the execution and delivery of an Agency and Project Agreement, Lease to Agency, Leaseback to Company, PILOT Agreement, and related documents. Attorney Garigliano stated that the company has a distribution footprint from Lake George to Atlantic City and is currently providing local ice delivery from its locations in the Bronx and Columbia County. He further stated this project intends to create an additional distribution hub and there will be no manufacturing of ice. The applicant is purchasing the land from the County of Sullivan. According to the Cost Benefit Analysis the benefit to costs ratio is high due to the project returning a currently tax-exempt and vacant building to the tax rolls. Chairman Steingart recuses from voting because of his role as Legislator of the County of Sullivan which plans to transfer the property to the applicant. Mr. Siegel called the motion to question and the resolution was adopted with the Board voting as follows:

	Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Abstain
	Suzanne Loughlin	<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
VII.	Scott Smith	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
	Paul Guenther	<input checked="" 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 checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain
	Carol Roig	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

PUBLIC COMMENT

The Board recognized the comments of Ken Walter.

On a motion made by Mr. Sykes, and seconded by Mr. Steingart, the Board entered into Executive Session to discuss pending offers in the CDC bankruptcy at approximately 11:15AM.

Mr. Perrello entered the meeting at approximately 11:22AM and exited the meeting at approximately 11:59 AM.

On a motion made by Ms. Loughlin and seconded by Mr. Siegel the Board exited Executive Session at approximately 11:59AM.

VIII. ROLL CALL

Members Present-

Ira Steingart
Suzanne Loughlin
Howard Siegel
Edward Sykes
Scott Smith
Paul Guenther
Carol Roig

Members Absent-

Joseph Perrello

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Deborah Nola, Accounting and Financial Analyst

Staff Absent-

Others Present-

Walter Garigliano, Agency Counsel
Joseph Abraham, *Sullivan County Democrat*
Richard Klein, *Sullivan Catskills Times*
Ken Walter
Barbara Ingrassia
Catherine Scott

IX. PUBLIC COMMENT

The Board recognized the comments of Barbara Ingrassia.

X. ADJOURN

On a motion made by Mr. Guenther and seconded by Mr. Sykes, the Board voted, and the meeting was adjourned at approximately 12:07PM.

Respectfully submitted:
Julio Garaicoechea, Project Manager
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