

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

**548 Broadway**

**Monticello, New York 12701**

**Tel: (845) 428-7575**

**Fax: (845) 428-7577**

**TTY 711**

[www.sullivanida.com](http://www.sullivanida.com)

**MEETING MINUTES**

**Monday, August 10, 2020**

**I. CALL TO ORDER**

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:07 AM via teleconference.

**II. ROLL CALL**

***Members Present-***

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

***Members Absent-***

***Staff Present-***

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

***Staff Absent-***

***Others Present-***

Walter Garigliano, Agency Counsel  
Dr. Matthew Evans, Superintendent, Monticello Central School District  
Anthony Fasano, Guercio and Guercio, LLP  
Steven Vegliante  
Ken Walter  
Joseph Abraham, *Sullivan County Democrat*

**III. APPROVAL OF MEETING MINUTES**

On motion by Mr. Sykes and seconded by Mr. Guenther, the Board made a motion to discuss the minutes of the July 13, 2020 Regular Meeting and July 31, 2020 Special Meeting. Ms. Flad recommended a change to the July 13, 2020 minutes to clarify that "CDC" refers to **Catskill Distilling Company**. Mr. Sykes made a motion to amend the minutes to reflect this change. Ms. Roig seconded the motion, the Board voted, and the minutes of the July 13, 2020 Regular Meeting and July 31, 2020 Special Meeting were unanimously approved as amended.

**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. Guenther and seconded by Ms. Loughlin, the Board discussed a resolution extending the sales tax abatement period for the **Empire Resorts Real Estate II, LLC** project from September 1, 2020 through and including February 28, 2021. Mr. Steingart disclosed that he has done business with Resorts World Catskills Casino, which is owned by a related entity. Mr. Perrello asked if the request for extension relates to the original project. Attorney Garigliano explained that additional work remains to be completed on the original project. There being no further discussion, Mr. Siegel called the question and the Board adopted the resolution with Ms. Loughlin, Mr. Sykes, Mr. Siegel, Mr. Smith, Mr. Guenther, Mr. Perrello, and Ms. Roig in favor, none opposed, and Mr. Steingart abstaining for the reason described above.

On a motion made by Mr. Sykes and seconded by Mr. Guenther, the Board discussed a resolution authorizing a Second Amended Payment in Lieu of Tax Agreement relating to the **Catskill Hospitality Holding LLC and Catskill Hospitality Operating LLC** project. Attorney Garigliano noted that the project is delayed and requires a delay of the PILOT schedule to accommodate for these delays. Chairman Steingart called the question, the Board voted, and unanimously adopted the resolution.

On a motion made by Mr. Guenther and seconded by Ms. Roig, the Board discussed a resolution appointing **NY Bethel I, LLC** as Agent of the Agency, making certain findings and determinations relating to the project, and authorizing the execution and delivery of project documents. The Board recognized the comments of Anthony Fasano, counsel representing the Monticello Central School District in which the proposed project is located. More broadly, the Board also discussed proposed change to the Agency's Community Distributed Generation Tax Exempt Policy. After this discussion, the Board voted and the resolution was unanimously adopted.

**VII. PUBLIC COMMENT**

The Board recognized the comments of Anthony Fasano.

**VIII. ADJOURN**

On a motion made by Mr. Guenther and seconded by Mr. Siegel, the Board voted, and the meeting was adjourned at approximately 11:28 AM.

Respectfully submitted:

Jennifer Flad, Executive Director

##