

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES
Monday, October 19, 2020

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:03 AM via teleconference.

II. ROLL CALL

Members Present-

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

Members Absent-

Carol Roig
Joseph Perrello

Staff Present-

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

Staff Absent-

None

Others Present-

Walter Garigliano, Agency Counsel
Matthew Shortall, *Sullivan County Democrat*

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Loughlin, seconded by Mr. Guenther, the Board voted and unanimously adopted the minutes of the September 14, 2020 regular meeting.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Siegel, seconded by Mr. Sykes, the Board approved the revised schedule of payments unanimously.

V. STAFF REPORT

There were no questions on the staff report.

VI. NEW BUSINESS

On a motion made by Mr. Sykes and seconded by Mr. Guenther, the Board discussed a resolution extending the Sales Tax Abatement period for **Amytra Development LLC, Eldred Entertainment LLC, and**

Eldred Hospitality LLC, from November 1, 2020 through and including April 30, 2021. Chairman Steingart called the question and the resolution was adopted with the Board voting as follows:

Ira Steingart	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input 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
Scott Smith	<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The Board discussed the request from **Adelaar Developer LLC** for a waiver of the employment goal set forth in the Payment in Lieu of Taxation (PILOT) Agreement relating to the Kartrite Waterpark. Chairman Steingart disclosed his printing company has done work for the management company at the Kartrite Waterpark. He then appointed Mr. Guenther and Mr. Perrello to serve on a committee to gather information with respect to this request to waive the employment goals, and other similar requests from projects experiencing COVID-related business interruptions, and make recommendations to the Board.

On a motion made by Mr. Guenther and seconded by Mr. Smith, the Board discussed the proposed resolution authorizing the recapture of unauthorized sales and use tax benefits from **BRR Brothers III LLC and Sullivan County Fabrication, Inc.** Chairman Steingart disclosed that his printing business has done work for the owner of these companies. Mr. Sykes disclosed that Jeff Bank, of which he is a Board Member, has done business with the owner of these companies. Ms. Loughlin disclosed that her husband's law firm has done work for the owner of these companies. The Board voted and the resolution was adopted unanimously.

On a motion made by Mr. Guenther and seconded by Ms. Loughlin, the Board discussed the proposed resolution authorizing the recapture of unauthorized sales and use tax benefits from **Yasgur Road Productions, LLC.** The Board voted and the resolution was adopted unanimously.

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, the Board discussed a resolution consenting to Frito-Lay, Inc. becoming successor to **Ideal Snacks Corporation** with respect to the Agency project in the Village of Liberty. Attorney Garigliano briefly described the request for the transfer. Chairman Steingart called the question and the Board unanimously adopted the resolution.

The Board discussed the **234 Main Street, LLC** Application for Benefits. Chairman Steingart disclosed that the Center for Discovery, Inc., which owns the project parcel, is a customer of his printing business. Mr. Siegel recused himself from the discussion, as the Center for Discovery, Inc. is a client of his insurance business. Ms. Flad noted that the project does not fit into the Agency's Uniform Tax Exempt Policy ("UTEP") and requested that the Agency consider a deviation from the UTEP for mixed use development on Main Streets. The Board directed staff to notify the affected taxing jurisdictions for input on a deviation.

On a motion made by Mr. Guenther and seconded by Ms. Loughlin, the Board discussed the proposed **2021 Agency budget and financial plan.** Following a brief discussion, the Board voted and unanimously approved the proposed budget and financial plan.

VII. PUBLIC COMMENT AND RECESS

Chairman Steingart asked those present for Public Comment. There was none.

Mr. Siegel made a motion to recess the meeting. Ms. Loughlin seconded the motion and the Board recessed at approximately 11:35 AM.

VIII. RECONVENE MEETING

The Board reconvened at approximately 11:43 AM.

Mr. Sykes made a motion to enter into Executive Session at approximately 11:43 AM to discuss matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person. Ms. Loughlin seconded the motion and the Board then entered Executive Session at approximately 11:45 AM.

On a motion made by Mr. Sykes, seconded by Mr. Steingart, the Board exited Executive Session at approximately 12:15 PM.

IXI. ADJOURN

On a motion by Chairman Steingart, the meeting was adjourned at approximately 12:16 PM.

Respectfully submitted:

Julio Garaicoechea and Jennifer Flad

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