

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Monday, November 9, 2020

I. CALL TO ORDER

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

II. ROLL CALL

Members Present-

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

Members Absent-

Joseph Perrello (arrived approximately 11:07 AM)

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
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Sykes, seconded by Mr. Guenther, the Board voted and unanimously adopted the minutes of the October 19, 2020 regular meeting.

IV. BILLS AND COMMUNICATIONS

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

V. STAFF REPORT

There were no questions on the staff report.

VI. NEW BUSINESS

Mr. Perrello joined the meeting at approximately 11:07AM.

On a motion made by Mr. Sykes and seconded by Ms. Loughlin, the Board discussed a resolution authorizing the amendment of the Payment in Lieu of Taxation Agreement related to the **Adelaar Developer, LLC** project. Chairman Steingart disclosed his printing company has done work for the management company of the Kartrite Waterpark. Mr. Guenther and Mr. Perrello reviewed information regarding employment goals and requests from projects experiencing COVID-related business interruptions and delivered two recommendations to the Board. The Committee recommended that the Agency defer the employment obligations for two periods and bear the cost of amendment to the agreement for companies with employees less than 50 with larger employers bearing the costs. The Board voted and the resolution was unanimously approved.

On a motion made by Mr. Guenther and seconded by Mr. Sykes, the Board discussed a resolution authorizing the amendment of the Payment in Lieu of Tax Agreement related to the **Beaverkill Studio, Inc.** and **RJ Baker Corp.** project. Attorney Garigliano stated the project was to maintain 3 employees and was not able to due to COVID-19. The Board voted, and the resolution was unanimously approved.

On a motion made by Ms. Loughlin and seconded by Mr. Guenther, the Board discussed a resolution authorizing the amendment of the Payment in Lieu of Tax Agreement related to the **Forestburgh Property LLC** and **Forestburgh Hospitality LLC** project. Mr. Sykes asked if the project resolved payment of taxes prior to Agency involvement. Ms. Flad responded that the project has made payment for taxes. The Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Siegel and seconded by Mr. Sykes, the Board discussed a resolution authorizing the amendment of the Payment in Lieu of Taxation Agreement related to the **Loughlin & Billig, P.C.** and **461 Broadway LLC** project. Chairman Steingart disclosed that his printing company has done little work with the project. Ms. Loughlin recused from discussion because her husband co-owns the project company. The Board voted, and the resolution was approved as follows:

Ira Steingart	<input checked="" 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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input 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. Perrello, the Board discussed a resolution authorizing the amendment of the Payment in Lieu of Taxation Agreement related to the **Yasgur Road Productions LLC** project. The Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Siegel and seconded by Mr. Perrello, the Board discussed a resolution authorizing and approved the execution and delivery of one or more mortgages and related financing documents in favor of Jeff Bank in an aggregate amount not to exceed \$315,000.00 relating to the **RGG Realty LLC** and **Columbia Ice and Cold Storage Corporation** project. Mr. Sykes recused because he is a member of the Board of Directors of the First National Bank of Jeffersonville. The Board voted, and the resolutions was approved 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input checked="" 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input 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

The Board discussed an application for benefits received from **Sullivan County International Airport Partners, Ltd.** and **Skyways, Ltd.** Ms. Flad noted that the Agency has not yet received a property description. Attorney Garigliano stated that the applicant plans to build a hangar for maintenance and repair of aircraft. He also stated that when the applicant submits the property description the Agency will be able to consider the project.

VII. PUBLIC COMMENT AND RECESS

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

IXI. ADJOURN

On a motion Mr. Perrello and seconded by Ms. Loughlin, the meeting was adjourned at approximately 11:29AM.

Respectfully submitted:
 Julio Garaicoechea
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