

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Monday, December 14, 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 via teleconference.

II. ROLL CALL

Members Present-

Ira Steingart
Howard Siegel
Edward Sykes
Carol Roig
Paul Guenther
Joseph Perrello

Members Absent-

Suzanne Loughlin (arrived approximately 11:10 AM)
Scott Smith

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
Joseph Abraham, *Sullivan County Democrat*

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Guenther, seconded by Mr. Siegel, the Board voted and unanimously adopted the revised minutes of the November 9, 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

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the Board discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development in Sullivan**

County, Inc. for the Fourth Quarter of 2020. Chairman Steingart discloses that as Partner of Steingart Associates he has done work with outside agencies for the Partnership. Chairman Steingart called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Sykes, and seconded by Ms. Roig, the Board discussed two resolutions (i) extending the sales tax abatement period for the **Doetsch Family I LLC and Doetsch Family II LLC** project from January 1, 2021 through and including June 30, 2021 and (ii) extending the sales tax abatement period for the **Doetsch Family III LLC** project from December 1, 2020 through and including May 31, 2021. The Board voted and unanimously approved both resolutions.

Ms. Loughlin arrived at approximately 11:10AM.

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, the Board discussed a resolution extending the sales tax abatement period for the **Forestburgh Hospitality LLC and Forestburgh Property LLC** project from January 1, 2021 through and including June 30, 2021. Chairman Steingart asked if the project had submitted all reports and fees required. Mr. Garaicoechea confirmed that all projects on today's agenda had submitted all reports and fees as required. The Board voted and the resolution was unanimously approved.

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the Board discussed a resolution extending the sales tax abatement period for the **Veria Lifestyle, Inc.** project from January 1, 2021 through and including June 30, 2021. Attorney Garigliano and Ms. Flad reminded the Board this sales tax exemption is limited to construction and upgrades to the Company's sewer treatment plant. There being no further discussion, the Board voted and the resolution was unanimously approved.

On a motion made by Ms. Loughlin, and seconded by Ms. Roig, the Board discussed a resolution extending the sales tax abatement period for the **Rock Meadow Partners, LLC, Great Pine, LLC, NARO Building, LLC, and Indian Fields, LLC** project from January 1, 2021 through and including June 30, 2021. 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 extending the sales tax abatement period for the **Montreign Operating Company, LLC** project from January 1, 2021 through and including June 30, 2021. Chairman Steingart recused from discussion because he disclosed that he has done work through his company for the project. Vice-Chair Loughlin called the motion to questions, the Board voted, and the resolution was approved as follows with Chairman Steingart abstaining for the before-mentioned reason:

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
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 Mr. Perrello, and seconded by Mr. Siegel, the Board discussed a resolution authorizing an amendment to the Amended and Restated Payment In Lieu of Taxation Agreement relating to the **Montreign Operating Company, LLC** project. Chairman Steingart recused from discussion because he disclosed that his company has done work for the project. Attorney Garigliano stated the proposed resolution waives the full-time employment goals for the project for the employment years ending in 2020 and 2021. Mr. Guenther and Mr. Perrello, as members of the Committee appointed to review these requests, recommended approving the resolution. Vice-Chair Loughlin called the motion to question, the Board voted, and the resolution was approved as follows with Chairman Steingart abstaining for the before-mentioned reason:

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
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 Mr. Siegel, and seconded by Mr. Guenther, the Board discussed a resolution authorizing, approving, and consenting to the execution and delivery of a Project Termination Agreement and any and all related documents reconveying real property and personal property relating to the **RHH Land, LLC** project to the Company. Ms. Loughlin recused from discussion because her husband is Of Counsel to the law firm representing the project. Chairman Steingart disclosed he has done work for the owners of the company that owns this project, but has not done work related to this project. The Board and Attorney Garigliano discussed the history of the project, its pending sale, and various conditions to the execution and delivery of the project termination agreement and related documents. Chairman Steingart called the motion to question, the Board voted, and the resolution was approved as follows with Ms. Loughlin abstaining for the before-mentioned reason:

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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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. Roig, and seconded by Mr. Guenther, the Board discussed three resolutions authorizing Omnibus Amendment to Project Documents relating to **the NY Delaware I, LLC** project, the **NY Delaware IV, LLC** project, and the **NY Delaware V, LLC** project. The Board voted, and the three resolutions were unanimously approved.

Attorney Garigliano updated the Board on the ongoing negotiations relating to the **Veria Lifestyle, Inc.** project land swap at the former Kutschers property authorized by Resolution 02-20. The land that will be conveyed to the project was originally contemplated to be a part of the current mortgage. However due to the project's defaults with its lender, Canara Bank, the land will not be a part of the mortgage. He

further stated the inclusion of this land into the Canara Bank mortgage, while contemplated, was not a condition of Resolution 02-20.

VII. ADJOURN

On a motion made by Mr. Guenther and seconded by Mr. Siegel, the meeting was adjourned at approximately 11:32AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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