

**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, January 11, 2021**

**I. CALL TO ORDER**

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:01 AM via teleconference.

**II. ROLL CALL**

***Members Present-***

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

***Members Absent-***

***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  
Mark McLewin, Sullivan Catskills Regional Food Hub, Inc.

**III. APPROVAL OF MEETING MINUTES**

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

**IV. BILLS AND COMMUNICATIONS**

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

**V. STAFF REPORT**

There were no questions on the staff report.

**VI. NEW BUSINESS**

Mark McLewin, representing the Board of Directors of the **Sullivan Catskills Regional Food Hub, Inc**, gave an update to the Board on the status and viability of the Food Hub with 1) a request to defer all lease payments for one year and 2) reimbursement of certain expenses. On a motion made by Mr. Perrello, and seconded by Ms. Roig, the Board voted and unanimously approved the deferment of all lease payments from February 1, 2021 to January 1, 2022. The Board declined to consider the reimbursement of certain expenses without prejudice.

On a motion made by Mr. Guenther, and seconded by Mr. Siegel, the Board discussed a resolution extending the Sales Tax Abatement Period for the **Catskill Hospitality Holding LLC** and **Catskill Hospitality Operating LLC** project from February 1, 2021 through and including July 31, 2021. Ms. Roig made a motion to amend the resolution to include receipt of sales tax abatement fees as a condition to releasing the sales tax abatement letter. Ms. Loughlin seconded the motion. Ms. Roig made a motion to approve as amended, Ms. Loughlin seconded the motion, the Board voted, and unanimously approved the resolution.

On a motion made by Mr. Guenther, and seconded by Mr. Siegel, the Board discussed a resolution authorizing an amendment to Resolution 64-20, a resolution authorizing an amendment to the Amended and Restatement Payment in Lieu of Taxation Agreement relating to the **Montreign Operating Company, LLC** project. Chairman Steingart disclosed his company has done work with the project. Vice-Chair Loughlin called the resolution to question. The Board voted, and the resolution was approved with Ms. Loughlin, Mr. Siegel, Mr. Sykes, Ms. Roig, Mr. Smith, Mr. Perrello, and Mr. Guenther in favor, and Chairman Steingart abstaining for the before-mentioned reason.

On a motion made by Mr. Siegel, and seconded by Mr. Sykes, the Board discussed an amendment to the Agency's **Governance Committee Policy**. Chairman Steingart called the motion to question, the Board voted, and the amendment to the Governance Committee Policy was unanimously approved.

On a motion made by Mr. Guenther, seconded by Ms. Roig, the Board discussed the **2021-2023 Agency Agreement with the Partnership for Economic Development in Sullivan County, Inc**. Chairman Steingart called the motion to question, the Board voted, and the Agreement was unanimously approved.

On a motion made by Ms. Roig, and seconded by Mr. Guenther, the Board discussed the proposed amendment to the Agency's **Management and Services Agreement with the Sullivan County Funding Corporation**. Ms. Roig made a motion to approve the Agreement. Mr. Guenther seconded the motion, the Board voted, and the Amended Agreement was unanimously approved.

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

## VII. RECESS

Ms. Loughlin made a motion to recess the meeting to immediately following the Sullivan County Funding Corp meeting on this same conference line. Mr. Sykes seconded the motion, and the meeting was recessed at approximately 11:34AM.

## VIII. RECONVENE

Chairman Steingart reconvened the meeting at approximately 11:41AM. All Board members remain present.

The Board discussed an **Industrial Park Uniform Tax Exemption Policy** to be added to the Agency's **Uniform Tax Exempt Policy**. Chairman Steingart appointed a committee comprised of Mr. Guenther, Ms.

Loughlin, and Mr. Siegel to work with staff to develop a proposed policy. Chairman Steingart also appointed the same members to propose a deviation from the Uniform Tax Exempt Policy for the 234 Main Street LLC project.

Ms. Roig made a motion to enter Executive Session to discuss **Chapter 11 Bankruptcy with Catskill Distilling Company**. Mr. Sykes seconded the motion, and Board entered into Executive Session at approximately 11:45 AM.

Ms. Loughlin made a motion to exit Executive Session. Chairman Steingart seconded the motion and the Board exited Executive Session at approximately 11:52 AM.

Ms. Loughlin made a motion to enter Closed Session to seek legal advice regarding **Nonni's Acquisition Company PILOT**. Mr. Siegel seconded the motion, and the Board entered Closed Session at approximately 11:54 AM.

Mr. Siegel made a motion to exit closed session. Ms. Roig seconded the motion, and the Board exited at approximately 12:03 PM.

**IX. ADJOURN**

Mr. Sykes made a motion to adjourn the meeting. Mr. Sykes seconded the motion, and the meeting was adjourned at approximately 12:03 PM.

Respectfully submitted:  
Julio Garaicoechea, Project Manager  
##