

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

548 Broadway  
Monticello, New York 12701  
(845) 428-7575 - Voice  
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[www.sullivanida.com](http://www.sullivanida.com)  
TTY 711

**NOTICE OF RECONVENED MEETING**

**TO:** Suzanne Loughlin, IDA Chairperson  
Edward Sykes, IDA Vice Chairman & Chief Executive Officer  
Carol Roig, IDA Secretary  
Howard Siegel, IDA Treasurer & Chief Financial Officer  
Craig Fleischman, IDA Assistant Secretary  
Scott Smith, IDA Assistant Treasurer  
Paul Guenther, IDA Member  
Sean Brooks, IDA Member  
Chairman and Members of the Sullivan County Legislature  
Josh Potossek, Sullivan County Manager  
Walter Garigliano, Esq., IDA Counsel  
**FROM:** Jennifer Flad, Executive Director  
**DATE:** April 14, 2021

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**PLEASE TAKE NOTICE** that the April 12, 2021 Regular Meeting of the County of Sullivan Industrial Development Agency recessed and will reconvene as follows:

**Date:** Wednesday, April 21, 2021  
**Time:** 10:00 AM  
**Location:** Via Zoom Videoconference Call

Because of the Novel Coronavirus (COVID-19) Emergency and State and federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, which has been extended by various Executive Orders including Executive Order 202.101 on April 6, 2021, this meeting will be held via Zoom videoconference call instead of a public meeting open for the public to attend in person.

**Members of the public may attend the meeting by dialing 929-205-6099 and entering Meeting ID 678-518-8985 or by using the following meeting link: <https://zoom.us/j/6785188985>**

**SEE REVERSE FOR AGENDA**

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**RECONVENED MEETING AGENDA-AMENDED**  
**Wednesday, April 21, 2021**

**To be held via Zoom videoconference call: dial 929-205-6099 and enter Meeting ID 678-518-8985 or use meeting link <https://zoom.us/j/6785188985>**

**I. RECONVENE MEETING**

**II. ROLL CALL**

**III. NEW BUSINESS**

*Discussion and Resolution:* Adopting a Commercial/ Industrial Park Uniform Tax Abatement Policy

*Discussion:* Matters Leading to the Appointment, Employment, Promotion, Demotion, Discipline, Suspension, Dismissal or Removal of a Particular Person (in Executive Session)

Any and All Other Business Before the Board

**IV. PUBLIC COMMENT AND ADJOURNMENT**

**##**

**RESOLUTION**

A recessed meeting of the County of Sullivan Industrial Development Agency (“Agency”) was re-convened via conference call on April 21, 2021, at 10:00 a.m., local time via teleconference as authorized by New York Governor Andrew Cuomo’s Executive Order No. 202.101.

The meeting was called to order by Chairperson Suzanne Loughlin, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[     ]	[     ]
Edward T. Sykes	[     ]	[     ]
Howard Siegel	[     ]	[     ]
Carol Roig	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Craig Fleischman	[     ]	[     ]

The following persons were also present:

Jennifer M. Flad, Executive Director  
Julio Garaicoechea, Project Manager  
Deborah Nola, Accounting and Financial Analyst  
Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by \_\_\_\_\_, and seconded by \_\_\_\_\_, to wit:

Resolution No. \_\_ - 21

***RESOLUTION ADOPTING A COMMERCIAL/INDUSTRIAL PARK  
UNIFORM TAX ABATEMENT POLICY***

***WHEREAS***, by Title 1 of Article 18-A of the General Municipal Law of the State of New York ("State"), as amended, and Chapter 560 of the Laws of 1970 of the State, as amended and codified as Section 960 of the General Municipal Law (collectively, the “Act”), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

***WHEREAS***, the Agency wishes to adopt a Commercial/Industrial Park Uniform Tax Abatement Policy; and

**WHEREAS**, the purpose of the proposed policy is to encourage owners of land zoned for commercial or industrial uses to invest in roads and infrastructure without a concern about additional real estate taxes becoming a burdensome carrying cost while the commercial or industrial park land or lots are being marketed to end users; and

**WHEREAS**, at the Agency's meeting held on February 8, 2021, the Agency instructed Agency staff to notify all affected taxing jurisdictions of the proposed amendment of the Agency's Uniform Tax Abatement Policy to include a policy to encourage development of commercial/industrial parks; and

**WHEREAS**, on February 12, 2021, a summary outlining the proposed program was mailed to the affected taxing jurisdictions, all of which are listed on the page attached hereto; and

**WHEREAS**, the Agency has considered the comments received from affected taxing jurisdictions; and

**WHEREAS**, the Agency wishes to adopt a Commercial/Industrial Park Uniform Tax Abatement Policy.

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:**

Section 1. The Agency hereby approves and adopts a targeted tax abatement policy for the development of Commercial/Industrial Parks, including the following benefits and limitations:

A. Tax Abatements.

(i) Sales.

Sales tax abatements are provided in connection with all taxable items purchased or leased in connection with the development of the qualifying commercial or industrial park. The Agency's sales tax reporting protocols shall apply to all such expenditures. The abatement is subject to the Agency's one (1%) percent sales tax abatement fee.

(ii) Mortgage:

All mortgage recording taxes ("MRT") on real estate mortgages securing loans for development of qualifying industrial parks shall be abated. The abatement is subject to the Agency's MRT abatement fee of the greater of one-tenth (1/10%) percent of the original principal amount of the debt secured or Five Thousand and 00/100 (\$5,000.00) Dollars.

(iii) Real Estate:

Real estate taxes on the increased value of the land following installation of roads and infrastructure shall be abated at one hundred (100%) percent for

a period not to exceed ten (10) years. All projects relying on this program shall enter into a Master Development and Agency Agreement (“MDAA”). The MDAA shall provide that when a part of the commercial or industrial park is sold, leased or a building permit related thereto is issued, the land or lot subject to the sale, lease or permit shall no longer qualify for real estate tax abatement under this program.

B. Employment Goals.

There are no minimum employment goals associated with this program.

C. Location Restriction.

This program is limited to projects undertaken on land with zoning that allows commercial or industrial uses and shall be applicable to only the Towns of Liberty, Thompson and Mamakating, along Interstate Route 86 and the Towns of Fallsburg and Bethel, where commercial or industrial parks are located.

D. Benefits to Future User of Commercial/Industrial Park Land or Lots.

It is anticipated that persons or entities purchasing or leasing land (or the owner constructing improvements) will apply for tax abatements on projects to be constructed on the improved commercial or industrial park land. At the time of adoption of this policy, such future abatements shall receive financial assistance under the Agency’s General Abatement Program unless 1) the proposed use qualifies for abatements under the Agency’s Manufacturing or other applicable Abatement Program or 2) the proposed project seeks and is granted a deviation from the Agency’s General Abatement Program.

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments, documents, and to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or in the opinion of the officer, employee or agent acting on behalf of the Agency desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all the terms, covenants and provisions of the documents for and on behalf of the Agency.

Section 3. These resolutions shall take effect immediately.

The question of adoption of the foregoing resolutions were duly put to a vote on roll call, which resulted as follows:

Suzanne Loughlin	<input 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 type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input 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 type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Craig Fleischman	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the Agency with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a recessed meeting of the Agency duly re-convened via conference call on April 21, 2021 at 10:00 a.m., at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[    ]	[    ]
Edward T. Sykes	[    ]	[    ]
Howard Siegel	[    ]	[    ]
Carol Roig	[    ]	[    ]
Scott Smith	[    ]	[    ]
Paul Guenther	[    ]	[    ]
Sean Brooks	[    ]	[    ]
Craig Fleischman	[    ]	[    ]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Suzanne Loughlin	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Edward T. Sykes	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Howard Siegel	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Carol Roig	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Scott Smith	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Paul Guenther	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Sean Brooks	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Craig Fleischman	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and (c) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public via videoconferencing and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and (c) and 104, (iii) the meeting in all respects was duly held via teleconference as authorized by New York Governor Andrew Cuomo's Executive Order No. 202.101, and (iv) there was a quorum present throughout.

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal on the 21<sup>st</sup> day of April, 2021.

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Carol Roig, Secretary



Mr. Brian C. Monahan, Supt.  
Minisink Valley CSD  
2320 Route 6, PO Box 217  
Slate Hill, New York 10973

Joshua Potosek  
Sullivan County Manager  
100 North Street, PO Box 5012  
Monticello, NY 12701

Steven Vegliante  
Town of Fallsburg Supervisor  
19 Railroad Plaza, PO Box 2019  
South Fallsburg, NY 12779

George Nikolados  
Village of Monticello Mayor  
2 Pleasant Street  
Monticello, NY 12701

Lisa Wiles  
Superintendent, Ellenville CSD  
28 Maple Avenue  
Ellenville, NY 12428

John Evans, Superintendent,  
Livingston Manor CSD  
19 School Street, PO Box 947  
Livingston Manor, NY 12758-0947

Stephen Walker, Superintendent  
Sullivan West Central School District  
33 Schoolhouse Road  
Jeffersonville, NY 12748

Susan Mangan, Acting Director  
Ellenville Public Library  
40 Center Street  
Ellenville, NY 12428-1396

Beverly Arlequeeuw  
Director, Port Jervis Free Library  
138 Pike Street  
Port Jervis, NY 12771

Jessica Dymond  
Director, Daniel Pierce Library  
328 Main St, PO Box 268  
Grahamsville, NY 12740-0268

William J. Rieber Jr.  
Town of Thompson Supervisor  
4052 Route 42  
Monticello, NY 12701

Daniel Sturm  
Town of Bethel Supervisor  
3454 Route 55, PO Box 300  
White Lake, NY 12786

Russell Wood Jr.  
Village of Bloomingburg Mayor  
PO Box 341, 13 North Road  
Bloomingburg, NY 12721

Joan Collins  
Village of Woodridge Mayor  
2 Dairyland Road, PO Box 655  
Woodridge, NY 12789

Michael Rydell  
Superintendent, Port Jervis City Schools  
9 Thompson Street  
Port Jervis, NY 12771

Mr. Michael Williams, Superintendent  
Tri-Valley Central School District  
34 Moore Hill Road  
Grahamsville, New York 12740

Dr. Ivan Katz, Superintendent  
Fallsburg Central School District  
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Fallsburg, NY 12733

Kelly Wells  
Director, Fallsburg Library  
12 Railroad Plaza, PO Box 730  
South Fallsburg, NY 12779-0730

Stacey Tromblee  
Director, Livingston Manor Library  
92 Main Street  
Livingston Manor, NY 12758-5113

Janet Lybolt  
Town of Mamakating Supervisor  
2948 Route 209  
Wurtsboro, NY 12790

Frank DeMayo  
Town of Liberty Supervisor  
120 North Main Street  
Liberty, NY 12754

Ronald Stabak  
Village of Liberty Mayor  
167 N Main Street  
Liberty, NY 12754

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Village of Wurtsboro Mayor  
7 Pennsylvania Ave, PO Box 157  
Wurtsboro, NY 12790

Tim O. Mains  
Superintendent, Pine Bush CSD  
156 State Route 302  
Pine Bush, NY 12566

Dr. Augustine Tornatore  
Superintendent, Liberty CSD  
115 Buckley Street  
Liberty, NY 12754-1600

Dr. Matthew Evans  
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60 Jefferson Street, Suite 3  
Monticello, NY 12701

Marjorie Linko  
Director, Liberty Public Library  
189 North Main Street  
Liberty, NY 12754-1828

Audra Everett, Director  
Western Sullivan Public Library  
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Jeffersonville, NY 12748-0594