

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

MEETING MINUTES
Monday, August 16, 2021

I. CALL TO ORDER

Chairperson Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:03AM in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

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

Members Absent-

Sean Brooks

Staff Present-

John Kiefer, Chief Executive Officer
Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager

Staff Absent-

None

Others Present-

Walter Garigliano, Agency Counsel

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Guenther, and seconded by Mr. Sykes the minutes of the July 12, 2021 Regular Meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, the revised schedule of payments showing 12 payments totaling \$19,037.45 was unanimously approved.

V. STAFF ACTIVITY REPORT

There were no questions.

VI. NEW BUSINESS

On a motion made by Ms. Roig, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution appointing **234 Main Street, LLC** as Agent of the Agency for the purpose of constructing, acquiring, installing and equipping the project; Making certain findings and determinations with respect to the project; and authorizing the execution and delivery of an Agent and Project Agreement between the Agency and the Company; Authorizing the Agency to execute the Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement and related documents with respect to the construction of the project. The project is a mixed-

use retail and residential facility in the hamlet of Hurleyville. Attorney Garigliano stated that the Agency notified all the taxing jurisdictions of a proposed deviation from the Uniform Tax Exemption Policy. A deviation is required due to this project's residential component. He stated that the Agency's policy has been to handle these requests on a case-by-case basis. He continued that the County and Town requested that the Agency be involved, and the Fallsburg Central School District took no position. Mr. Garaicoechea stated that the Agency held a Public Hearing on August 2, 2021 at the Youth and Senior Center in South Fallsburg and that no comments, oral or written, were received. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

Chairperson Loughlin recused herself from discussion of the **Glen Wild Land Company, LLC** application because she is in litigation with the applicant. She exited the room at approximately 11:09AM.

Vice-Chair Sykes assumed duties of the Chairperson and opened the floor for discussion of the **Glen Wild Land Company, LLC** application received. Attorney Garigliano stated this is only a discussion and that there is no resolution at this time. The application is for an infrastructure-only project consisting of roads, sewer, electricity, and connectivity to a future industrial park that would accommodate two million square feet of warehouse/distribution space. He stated that at this time there is no vertical construction contemplated and any future development would require a separate application. He stated this application is similar to the EPR Properties infrastructure project or Veria Lifestyle infrastructure project. Mr. Siegel asked if approval could be conditioned on the future development of the site for commercial/ warehousing use and not residential or any other type of use. Attorney Garigliano stated that the approval could provide for a claw back of any tax benefits achieved through the infrastructure project, if in the future the use of the property changes.

Following discussion of the project, Chairperson Loughlin returned to the meeting at approximately 11:18AM. Attorney Garigliano asked Chairperson Loughlin if the litigation she referred to when recusing from discussion of **Glen Wild Land Company, LLC** involved this project application. Chairperson Loughlin responded that the litigation is not related to this application.

Chairperson Loughlin opened the floor to Ms. Flad to discuss administrative business. Ms. Flad noted that the Agency affirmed bank signatories earlier this year as the following offices: Chairperson, Treasurer, Secretary, CEO. Banking institutions require named signers. Ms. Flad asked the Board to confirm that the bank signers are Chairperson Suzanne Loughlin, Treasurer Howard Siegel, Secretary Carol Roig, and CEO John Kiefer. The Board confirmed the named bank signers unanimously for the record.

VII. PUBLIC COMMENT AND ADJOURNMENT

Chairperson Loughlin asked those present for Public Comment. There was none. On a motion made by Mr. Guenther, and seconded by Mr. Sykes, the meeting was adjourned at approximately 11:26 AM.

Respectfully submitted:

Julio Garaicoechea

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