

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**REGULAR MEETING MINUTES**

**Monday, December 13, 2021**

**I. CALL TO ORDER**

Vice Chairman Ed Sykes called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:04 AM via video conference.

**II. ROLL CALL**

***Members Present-***

Edward Sykes  
Howard Siegel  
Carol Roig  
Paul Guenther  
Scott Smith

***Members Absent-***

Suzanne Loughlin  
Sean Brooks\* (Entered the meeting at 11:07AM)

***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. Siegel, and seconded by Mr. Guenther, the minutes of the November 8, 2021 Regular were unanimously approved.

**IV. BILLS AND COMMUNICATIONS**

On a motion made by Mr. Guenther, and seconded by Ms. Roig, the schedule of payments showing 12 payments totaling \$12,148.38 was unanimously approved.

**V. STAFF ACTIVITY REPORT**

Ms. Flad noted that there are currently 2 out of 3 PILOT payments received by the December 15<sup>th</sup> due date. Mr. Garaicoechea confirmed that the Nonni's PILOT remains outstanding.

Mr. Brooks entered the meeting at 11:07 AM.

**VI. NEW BUSINESS**

On a motion made by Mr. Guenther, and seconded by Mr. Brooks, the Board reviewed and discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development in Sullivan County, Inc.** ("Partnership") for the fourth quarter of 2021. Mr. Siegel recommended meeting with the Partnership to discuss joint efforts for economic development going forward, as part of a routine review of the Agency's policies and partner relationships. On a motion made by Mr. Smith, seconded by Mr. Guenther, the Board voted to table the resolution until after a meeting with the Partnership. Mr. Sykes appointed a Committee consisting of Mr. Siegel, Mr. Guenther and Mr. Smith to meet with the Partnership leadership.

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, the Board reviewed and discussed a resolution extending the Sales Tax Abatement period for the **RGG Realty LLC** and **Columbia Ice & Cold Storage**

**LLC** project *nunc pro tunc* from December 1, 2021 through and including May 31, 2022. Vice Chair Sykes called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Ms. Roig, and seconded by Mr. Guenther, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Doetsch Family I, LLC** and **Doetsch Family II, LLC** project from January 1, 2022 through and including June 30, 2022. Attorney Garigliano recommended clarifying what expenditures are still to be made. Staff will get clarification from the project. Vice Chair Sykes called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, the Board reviewed and discussed a resolution extending the Sales Tax abatement period for the **Montreign Operating Company LLC** project from January 1, 2022 through and including January 31, 2022. Attorney Garigliano recommended clarifying the need for further extensions to be reviewed at the next meeting. Staff will get clarification from the project. Vice Chair Sykes called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Guenther, and seconded by Ms. Roig, the Board reviewed and 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, 2022 through and including June 30, 2022. Vice Chair Sykes called the motion to question, the Board voted, and the resolution was unanimously approved. The Board discussed the Master Development and Agent Agreement (MDAA), which set forth a Development Period of five years after the date the MDAA took effect on July 1, 2015. On a motion made by Mr. Siegel and seconded by Ms. Roig, the Board authorized the amendment of the MDAA to extend the Development Period to seven years, and directed staff to inform the project that there will be no sales tax exemption beyond June 30, 2022.

On a motion made by Mr. Guenther, and seconded by Mr. Smith, the Board reviewed and discussed a resolution authorizing an amendment of the Payment in Lieu of Taxation (PILOT) Agreement relating to the **SVG 26, LLC** project. Attorney Garigliano stated that according to the project's request, the project received liquor licenses later than anticipated, and has been unable to meet the employment goal set forth in the PILOT Agreement. The proposed resolution adjusts the dates for which the employment goal applies, so the first applicable year will be October 1, 2021 through September 30, 2022. Ms. Flad noted that three parcels were added to the project documents in May 2021, and the 2021-2022 school taxes on these parcels are outstanding. She recommended that the Board condition the PILOT amendment on payment of these taxes and the upcoming 2022 town and county taxes. Board directed staff not to release the PILOT Amendment until these taxes have been paid. Vice Chair Sykes called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, the Board reviewed and discussed a resolution authorizing the execution and delivery of one or mortgages (and related financing documents) in an amount not to exceed \$23,125,000.00 relating to the **MHC 83 (HW Portfolio) LLC** project. Vice Chair Sykes called the motion to question, the Board voted, and the resolution was unanimously approved.

## **VII. PUBLIC COMMENT AND ADJOURN**

Vice Chairperson Sykes asked those present for public comment. There was none. On a motion made by Mr. Smith, and seconded by Mr. Guenther, the meeting was adjourned at approximately 11:44 AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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