

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, June 14, 2021

I. CALL TO ORDER

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

II. ROLL CALL

Members Present-

Suzanne Loughlin
Edward Sykes
Howard Siegel
Carol Roig
Paul Guenther
Sean Brooks

Members Absent-

Scott Smith
Craig Fleischman

Staff Present-

John Kiefer, Chief Executive Officer
Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Deborah Nola, Accounting and Financial Analyst

Staff Absent-

None

Others Present-

Walter Garigliano, Agency Counsel
Steven Vegliante, Town of Fallsburg Supervisor
Joseph Abraham, *Sullivan County Democrat*
Ken Walter

III. APPROVAL OF MEETING MINUTES

Ms. Flad recommended a change to the proposed minutes striking "Acting Chairperson Loughlin" to "Chairperson Loughlin" on both proposed meeting minutes of the May 10, 2021 Regular Meeting and the June 1, 2021 Special Meeting minutes. On a motion made by Chairperson Loughlin, and seconded by Mr. Siegel the minutes of the May 10, 2021 Regular Meeting; June 1, 2021 Special Meeting were unanimously amended to strike the words "Acting" and unanimously approved.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, the revised schedule of payments showing 15 payments totaling \$25,830.90 was unanimously approved.

V. STAFF ACTIVITY REPORT

Chairperson Loughlin thanked Ms. Flad for making a presentation of IDA Activities at a meeting of the Monticello Kiwanis. Ms. Flad announced that PARIS reports have been submitted as required.

VI. NEW BUSINESS

On a motion made by Mr. Guenther, and seconded by Ms. Roig, the Board discussed and reviewed a resolution authorizing the Second Quarter 2021 Payment to the **Partnership for Economic Development in Sullivan County, Inc.** Chairperson Loughlin called the resolution to question, the Board voted, and unanimously approved the resolution.

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the Board discussed and reviewed a resolution authorizing an extension of the sales tax abatement period for the **Doetsch Family I, LLC.** and **Doetsch Family II, LLC.** project from July 1, 2021 through and including December 31, 2021. Mr. Garaicoechea stated that all projects before the Board today requesting sales tax abatement extensions are current with respect to reports and fees. Chairperson Loughlin called the resolution to question, the Board voted, and unanimously approved.

On a motion made by Mr. Guenther, and seconded by Mr. Sykes, the Board discussed and reviewed a resolution authorizing an extension of the sales tax abatement period for the **Forestburgh Hospitality, LLC.** and **Forestburgh Property, LLC.** project from July 1, 2021 through and including December 31, 2021. Mr. Garaicoechea stated that the project is current with respect to reports and fees. Attorney Garigliano stated that there has been no construction activity in furtherance of the Project and recommended that the Board approve the resolution to extend the abatement through the end of year however to communicate with the project that this is the final extension unless meaningful activity commences. The Board directed staff to provide formal notice. Chairperson Loughlin called the motion to question, the Board voted, and unanimously approved the resolution.

On a motion made by Ms. Roig, and seconded by Mr. Siegel, the Board discussed and reviewed a resolution authorizing an extension of the sales tax abatement period for the **Rock Meadow Partners, LLC., Great Pine, LLC., Indian Fields, LLC.,** and **NARO Building, LLC.** project from July 1, 2021 through and including December 31, 2021. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the Board discussed and reviewed a resolution authorizing an extension of the sales tax abatement period for the **Montreign Operating Company, LLC.** project from July 1, 2021 through and including December 31, 2021. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Brooks, and seconded by Mr. Guenther, the Board discussed and reviewed a resolution authorizing and approving the execution and delivery of one or more mortgages (and related financing documents) relating to the **Catskill Hospitality Holding, LLC.** and **Catskill Hospitality Operating, LLC.** project. Chairperson Loughlin called the motion to question, the Board voted, and unanimously approved the resolution.

On a motion made by Mr. Guenther, and seconded by Mr. Brooks, the Board discussed and reviewed a resolution authorizing one or more Omnibus Amendments to Project Documents relating to the **BRR Brothers III, LLC.** and **Sullivan County Fabrication, Inc.** project. Chairperson Loughlin recused from discussion because her husband's law firm represents the project. Vice-Chair Sykes called the motion to question, the Board voted, and the resolution was approved as follows:

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
Carol Roig	<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
Sean Brooks	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The Board discussed **Community Choice Aggregation** (“CCA”), which allows local governments to procure energy for their residents and businesses. The Agency adopted Resolution 52-18 in 2018 to financially support towns seeking to opt in to CCA. Attorney Garigliano stated that since the NYS Public Service Commission (“PSC”) has mandated single billing of power the Towns of Fallsburg, Thompson and Neversink have expressed interest in creating a model CCA local law, and Fallsburg is ready to move forward at this time. The funds authorized by the Agency in 2018, in an amount not to exceed \$100,000, will begin to be used for this purpose. Mr. Siegel asked if those funds are sufficient and appropriate. Mr. Garigliano stated the program will provide funding for professional and consulting fees of municipalities adopting a local law creating a CCA Purchase Power Program. He further answered that it is not certain if the funding authorization is sufficient however there is no need at the moment to allocate any more funding. Mr. Siegel asked about the process of funding. Mr. Garigliano stated that the towns were selected with specific purpose: (i) The Town of Fallsburg because it will realize significant savings through CCA, and because it is home to the Rosemond solar array (ii) The Town of Thompson because it contains the largest amount of non-commercial meters and (iii) The Town of Neversink because residents in this municipality are serviced by two service providers crossing into different Counties which is of unique interest to the PSC. He added that due to the complexity, the PSC may be able to provide additional funding for development of a program in Neversink. Town of Fallsburg Supervisor Steven Vegliante thanked the Board for its vision and allocation of funding for this purpose.

On a motion made by Mr. Sykes, and seconded by Mr. Siegel, the Board discussed and reviewed an application from **Agrarian Feast, LLC**. to finance \$100,000.00 from the AgriBusiness Revolving Loan and Lease Fund. Mr. Kiefer stated that the applicant intends to construct and equip a 2,400 square foot Mushroom Production Facility on a 22 acre farm in Livingston Manor. The AgriBusiness Revolving Loan Fund Committee recommends approval of the loan to Agrarian Feast, LLC. Chairperson called the motion to question, the Board voted, and the Board unanimously approved the application.

Ms. Flad updated the Board on the proposed **234 Main Street, LLC** project. She stated that all affected taxing jurisdictions have expressed support for a deviation from the Agency’s Uniform Tax Exempt Policy to accommodate the project. She stated that she has requested a revised cost-benefit analysis and will distribute this to the Board upon receipt. Attorney Garigliano added that the assessed value of the property upon buildout is now known, and this value will be used as the PILOT base. If the total benefits to the project exceed \$100,000, a public hearing will be held prior to Board vote on the application.

Ms. Flad informed the Board of the Agency’s intent to dispose property that was granted to the Agency with funds from the USDA. The equipment is currently leased to the **Sullivan Catskills Regional Food Hub, Inc.** (“SCRFH”). SCRFH no longer desires to lease a vegetable washer with an approximate value of \$6,000.00. The Agency intends to dispose of the equipment, in accordance with the Agency’s Disposition Policy, to local farmer Justin Sutherland who has expressed interest in purchasing the equipment. Attorney Garigliano stated that no Board action was required.

VII. PUBLIC COMMENT AND ADJOURNMENT

Chairperson Loughlin asked those present for Public Comment. The Board recognized the comments of Ken Walter and Joseph Abraham.

On a motion made by Mr. Siegel, and seconded by Mr. Sykes, the Board entered into Executive Session to discuss employment of a particular person at approximately 11:47 AM.

On a motion made by Mr. Brooks, and seconded by Mr. Sykes, the Board exited Executive Session at approximately 12:03 PM.

On a motion made by Mr. Brooks, and seconded by Mr. Siegel, the meeting was adjourned at approximately 12:04 PM.

Respectfully submitted:

Julio Garaicoechea and Jennifer Flad

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