

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**REGULAR MEETING MINUTES**

**Monday, March 14, 2022**

**I. CALL TO ORDER**

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

**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  
Joseph Abraham, *SC Democrat*  
George Duke, Brown Duke & Fogel, P.C. (arrived 11:05 AM)  
Ken Walter

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Ms. Roig, and seconded by Mr. Guenther, the minutes of the February 14, 2022 Recessed to February 24, 2022 meeting were unanimously approved.

**IV. BILLS AND COMMUNICATIONS**

On a motion made by Mr. Sykes, and seconded by Mr. Siegel, the revised schedule of payments showing 12 payments totaling \$22,640.04 was unanimously approved. Ms. Flad noted that the Agency received and disbursed all 2022 PILOT payments.

**V. STAFF ACTIVITY REPORT**

Ms. Flad updated the Board on two grant applications submitted to the USDA Rural Business Development Grant program for Technical Assistance to assist a small-scale red meat processing facility and a poultry processing facility. Additionally, Ms. Flad will be participating as a panelist at panel discussion organized by the Partnership for Economic Development in Sullivan County, Inc.

**VI. NEW BUSINESS**

On a motion made by Mr. Siegel, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution authorizing allocation of additional funding in the amount of \$500,000.00 to the **Agency's AgriBusiness Revolving Loan and Lease Fund**. Chairperson Loughlin 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. Smith, the Board reviewed and discussed a resolution amending in part, reaffirming, in part the Agency's current **Uniform Tax Exemption Policies** and creating one additional program, to wit: **Sullivan County International Airport Program**. 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. Smith, the Board reviewed and discussed a resolution authorizing an amendment of the **Adelaar Developer, LLC** PILOT Agreement to authorize acceptance of a guaranty from EPR Properties as financial security for the 2023 PILOT Payment. Mr. Siegel acknowledged that the parent company maintains proper capital facilities according to financial documents and recommends approval. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Ms. Loughlin, and seconded by Mr. Sykes, the Board discussed a **Rural Microentrepreneur Assistance Program Loan to Sullivan Sundries, LLC**. Mr. Garaicoechea stated the project plans to complete renovation of a commercial houseware, cookware, and specialty food store on Main St in Jeffersonville. He added that the Loan Committee recommended approval of a 5-year, \$50,000.00 loan with 4% interest. Chairperson Loughlin called the motion to question, the Board voted, and loan to Sullivan Sundries LLC was unanimously approved.

Attorney Garigliano updated the Board on receipt of a request for project agreement modifications to the **Empire Resorts Real Estate I, LLC** and **Empire Resorts Real Estate II, LLC** project documents. The Board will be briefed pending review.

The Board came to consensus on a proposed Special Meeting to discuss **Board Member Self-Evaluation Forms** and review the **2021 Audited Financial Statements** on March 30, 2022, at 9:00AM in the Committee Room at the Sullivan County Government Center.

On a motion made by Mr. Smith, and seconded by Ms. Loughlin, the Board entered into Executive Session to discuss the financial history of a particular corporation at approximately 11:21AM.

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the Board exited Executive Session at approximately 11:40AM.

## **XII. PUBLIC COMMENT AND ADJOURN**

Chairperson Loughlin asked those present for public comment. The Board recognized the comments of Ken Walter. On a motion made by Mr. Siegel, and seconded by Mr. Smith, the meeting was adjourned at approximately 11:44 AM.

Respectfully submitted:  
Julio Garaicoechea, Project Manager

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