

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**REGULAR MEETING MINUTES**

**Monday, April 11, 2022**

**I. CALL TO ORDER**

Chairperson Suzanne Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:02 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  
William Frank, Esq. Blustein, Shapiro, Frank, & Barone, LLP.  
Phil Vallone  
Ken Walter

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Siegel, and seconded by Mr. Sykes, the minutes of the March 30, 2022 Special Meeting were unanimously approved.

**IV. STAFF ACTIVITY REPORT**

Ms. Flad added that, as is customary in the Staff Activity Report to include activity among affiliated agencies, the Sullivan County Funding Corporation executed an Option Agreement with Monticello Industrial Park LLC, which provided for an extension of the option by meeting certain conditions and making payment in the amount of \$30,000. Ms. Flad noted that Monticello Industrial Park LLC has met its conditions and the Corporation has received the First Extension Payment, extending the option period from April 8, 2022 to July 8, 2022.

**V. BILLS AND COMMUNICATIONS**

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the schedule of payments showing 10 payments totaling \$12,827.50 was unanimously approved.

**VI. NEW BUSINESS**

On a motion made by Mr. Siegel, and seconded by Ms. Roig, the Board reviewed and discussed a resolution extending the Sales Tax Abatement Period for the **Amytra Development LLC, Eldred Entertainment, LLC and Eldred Hospitality, LLC** (collectively, the "Company") Project from May 1, 2022

through and including October 31, 2022. Chairperson Loughlin 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 appointing **NY Thompson III, LLC** as Agent of the Agency for the purpose of constructing the Project (hereinafter defined); Making certain findings and determinations with respect to the Project; and Authorizing the execution and delivery of project documents. Attorney Garigliano added that the applicant has received approvals from the Town of Thompson Planning Board, variance from the Zoning Board of Appeals for commercial/industrial rezoning, and cleared for construction. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

Attorney Garigliano exited the meeting at approximately 11:09 AM, as he is not representing the Agency on the next agenda item.

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the Board reviewed and discussed a resolution **appointing FSH Lodge at Neversink, LLC and 7491 State Route 55 Property Co.**, (Collectively, the "Company") as Agent of the Agency for the purpose of Acquiring, Constructing, Reconstructing, Renovating, Rehabilitating, Installing and Equipping the Project (Hereinafter defined); Making certain findings and determinations with respect to the Project; and authorizing the execution and delivery of project documents. Ms. Flad shared the Minutes of the Public Hearing and recapped certain points brought up by members of the public. Mr. Sykes stated information regarding employment and wage information was included in the Cost Benefit Analysis. Ms. Flad stated that a member of the public requested information on the specific number of jobs per salary category. Attorney Frank added that the language in this resolution conforms to the Agency's recently amended Uniform Tax Exemption Policy (UTEP) for Tourism projects with specific language regarding the potential construction of market rate workforce housing for Tourism projects. Mr. Siegel added that the project will reactivate a shuttered spa that will be beneficial for the community. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

Attorney Garigliano returned to the meeting at approximately 11:17 AM.

## **VII. 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. Guenther, and seconded by Mr. Siegel, the meeting was adjourned at approximately 11:18 AM.

Respectfully submitted:  
Julio Garaicoechea, Project Manager  
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