

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

548 Broadway  
Monticello, New York 12701  
(845) 428-7575 - Voice  
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[www.sullivanida.com](http://www.sullivanida.com)  
TTY 711

**MEETING NOTICE**

**TO:** Suzanne Loughlin, IDA Chairperson  
Edward Sykes, IDA Vice Chairman  
Carol Roig, IDA Secretary  
Howard Siegel, IDA Treasurer & Chief Financial Officer  
Scott Smith, IDA Assistant Treasurer  
Paul Guenther, IDA Member  
Sean Brooks, IDA Member  
Philip Vallone, IDA Member  
Chairman and Members of the Sullivan County Legislature  
Josh Potosek, Sullivan County Manager  
John Kiefer, IDA Chief Executive Officer  
Walter Garigliano, Esq., IDA Counsel

**FROM:** Jennifer Flad, Executive Director

**DATE:** August 3, 2022

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**PLEASE TAKE NOTICE** that there will be a Regular Meeting of the County of Sullivan Industrial Development Agency scheduled as follows:

**Date:** Monday, August 8, 2022  
**Time:** 11:00 AM  
**Location:** Via Zoom Videoconference Call

Because of the Novel Coronavirus (COVID-19) pandemic and in accordance with Chapter 417 of the Laws of 2021, which took effect on September 2, 2021 and was most recently amended on July 14, 2022, and which allows state and local government meetings that are normally held in person to be held remotely instead, this meeting will be held via Zoom videoconference call.

**Members of the public may attend the meeting by dialing 929-205-6099 and entering Meeting ID 678-518-8985 or by using the following meeting link: <https://us06web.zoom.us/j/6785188985>**

This meeting video will also be livestreamed on the [IDA's YouTube Channel](#).

Meeting documents will be posted online [here](#).

**SEE REVERSE FOR AGENDA**

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**MEETING AGENDA**  
**Monday, August 8, 2022**

- I. CALL TO ORDER**
  - II. ROLL CALL**
  - III. APPROVAL OF MEETING MINUTES**  
July 11, 2022 Regular Meeting
  - IV. BILLS AND COMMUNICATIONS**
  - V. STAFF ACTIVITY REPORT**
  - VI. NEW BUSINESS**  
Any and All Business Before the Board
  - VII. PUBLIC COMMENT AND ADJOURN**
- ##**

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**MEETING MINUTES**

**Monday, July 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  
Phil Vallone

***Members Absent-***

Scott Smith  
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, Agency Special Counsel  
Joseph Abraham, *Sullivan County Democrat*  
Mark McLewin, Sullivan Catskills Regional Food Hub, Inc.  
Todd Erling, Hudson Valley AgriBusiness Development Corporation

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the minutes of the June 13, 2022 regular meeting were unanimously approved.

**IV. BILLS AND COMMUNICATIONS**

Ms. Flad added two payments to the Schedule of Payments: a payment to Garigliano Law Office in the amount of \$250.00 for the Catskill Hospitality Sales Tax Abatement Extension Legal Fee, and a payment to Stow Mini Storage in the amount of \$2,753.88. Attorney Garigliano asked to strike a payment to Garigliano Law Offices in the amount of \$1,500.00 relating to the Addenbrooke termination legal fee, as this amount will be amended. Ms. Flad recapped the revised Schedule of Payments showing 12 payments totaling \$13,733.55. On a motion made by Mr. Siegel, and seconded by Mr. Sykes, the revised schedule of payments adding the two payments and striking one payment as mentioned was unanimously approved.

**V. STAFF ACTIVITY REPORT & QUARTERLY FINANCIAL REPORT**

Ms. Flad shared information related to the Sullivan County Funding Corporation and The Sullivan County Infrastructure Local Development Corporation. Ms. Flad presented the Quarterly Financial Report.

## VI. **NEW BUSINESS**

On a motion made by Ms. Roig, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution appointing **NY Liberty II, 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 an Agent and Project Agreement between the Agency and the Company; Authorizing the Agency to execute a Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement and related documents with respect to the construction of the Project. 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 Mr. Sykes, the Board reviewed and discussed a resolution authorizing the acceptance and amendment of the Application for Agency Benefits dated March 15, 2022 submitted by **FSH Lodge at Neversink, LLC** and **7491 State Route 55 Property Co., LLC**; Amending Agency Resolution No. 15-22 adopted on April 11, 2022; Authorizing Amendment of the Agent and Project Agreement dated June 1, 2022; and Authorizing Execution and Delivery of One or More Mortgages to Secure a Loan from Walden Savings Bank in the Original Amount Not to Exceed \$7,750,000 Relating to the Company's project. Ms. Flad stated the Board appointed the Company as Agent of the Agency in April and the project is seeking an increase in the mortgage recording tax abatement requiring amendments to Agency documents. Attorney Frank stated that the original approval documents contemplated a mortgage tax abatement of \$68,000 and after seeking financing from Walden Savings Bank the mortgage is slightly higher requiring an increase in the mortgage tax abatement to \$77,385. Additionally, Attorney Frank noted that the Company is seeking an increase in the insurance deductible listed in Agent & Project Agreement to \$10,000 from \$2,500 based on the scope and size of the project. Attorney Frank disclosed that Blustein Shapiro Rich & Barone LLP represents Walden Savings Bank, however he is not handling the transaction. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

Attorney Frank exited the meeting at approximately 11:23 AM.

On a motion made by Mr. Siegel, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution extending the Sales Tax Abatement Period for the **Catskill Hospitality Holding, LLC** and **Catskill Hospitality Operating, LLC**. Project from August 1, 2022 through and including January 31, 2023. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

The Board discussed operations of the **Sullivan Catskills Regional Food Hub, Inc.** with Chairman of the Board Mark McLewin.

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

Chairperson Loughlin asked those present for public comment. There was none. On a motion made by Mr. Sykes, and seconded by Mr. Smith, the meeting was adjourned at approximately 11:58 AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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# COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway, Monticello, NY 12701

845-428-7575

## SCHEDULE OF PAYMENTS: AUGUST 8, 2022

No.	Vendor	Description	Amount
1	AT&T Mobility	Cell Phone Service 7/21/22 - 8/20/22	\$ 98.58
2	Cardmember Services	Zoom and Adobe Monthly Subscriptions	\$ 31.18
3	Charter Communications (Spectrum)	Telephone and Internet Service 8/1/22 - 8/31/22	\$ 279.95
4	FP Mailing Solutions	Quarterly Postage Meter Rental 7/1/22 - 9/30/22	\$ 91.20
5	Garigliano Law Offices, LLP	Monthly Retainer: August 2022	\$ 250.00
6	Garigliano Law Offices, LLP	Legal Fees re: Addenbrooke, LLC Termination ( <i>pass-through</i> )	\$ 2,200.00
7	Garigliano Law Offices, LLP	Legal Fees re: Sullivan Catskills Regional Food Hub, Inc. Lease Amendments	\$ 2,400.00
<b>Total Garigliano Law Offices, LLP</b>			<b>\$ 4,850.00</b>
8	New Southern Tier Title Agency LLC	Office Rent: September 2022	\$ 2,700.00
9	SVG 26 LLC	Return of Excess Sales Tax Escrow and Down Payment on Leased Equipment ( <i>pass-through</i> )	\$ 7,739.98
10	NYS Unemployment Insurance	Interest Assessment Surcharge	\$ 153.57
11	USDA Rural Development	RMAP Loan Monthly Payment: August 2022	\$ 2,370.41
<b>TOTAL</b>			<b>\$ 18,314.87</b>

I certify that the payments listed above were audited by the Board of the IDA on August 8, 2022 and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants in the amount opposite its name.

8/8/2022

\_\_\_\_\_  
Signature

Date

### Expenses Approved and Paid Since Last Regular Meeting (7/11/22)

No.	Vendor	Description	Amount
	none		
<b>TOTAL</b>			<b>\$ -</b>

### Other Expenses and Items Paid Since Last Regular Meeting (7/11/22)—no approval required

No.	Vendor	Description	Amount
1	Payroll Expenses	Payroll Check Dates: 7/15/22, 7/29/22	\$ 15,996.10
<b>TOTAL</b>			<b>\$ 15,996.10</b>

**ACTIVITY REPORT – JULY 2022**  
**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY (IDA), SULLIVAN COUNTY**  
**FUNDING CORPORATION (SCFC), THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL**  
**DEVELOPMENT CORPORATION (TSCILDC)**

August 2, 2022

At its regular monthly meeting on July 11<sup>th</sup> the IDA Board adopted a resolution approving the **NY Liberty II, LLC** project, for the development of an approximately 2 MW solar photovoltaic electricity generating facility on Harris Road in the Town of Liberty. The Board also authorized various amendments to the previously approved **FSH Lodge at Neversink, LLC and 7491 State Route 55 Property Co., LLC**, for the redevelopment of the former New Age Health Spa in the Town of Neversink. The amendments include an increase in the authorized amount of mortgage financing, and a change in the insurance requirements set by the IDA. Finally, the Board authorized an extension of the sales tax abatement period for the **Catskill Hospitality Holding LLC and Catskill Hospitality Operating LLC** project, for the development of the Hampton Inn off Route 42 in the Town of Thompson. The Hampton Inn is now open for business and the Company is working to complete procurement of furniture, fixtures, and equipment.

The Sullivan County Funding Corp. (SCFC) and Sullivan County Infrastructure Local Development Corporation (TSCILDC) also met on July 11<sup>th</sup>. At the **SCFC** meeting, the Board heard an update from Todd Erling of **Hudson Valley AgriBusiness Development Corporation (HVADC)**. Through its contract with SCFC, HVADC provides an array of business development services to farms and agricultural enterprises in Sullivan County and throughout the region. The Board also authorized payment of the fee for services due to HVADC for the coming year. At the **TSCILDC** meeting, the Board conducted routine business.

During August staff will prepare the draft 2023 IDA, SCFC, and TSCILDC budgets for initial discussion by the Boards in September, and final review and approval in October. In accordance with the Public Authorities Reform Act, the final approved budgets must be submitted to various State and local offices by November 1.

The August 8<sup>th</sup> IDA Board meeting will be held via Zoom, in accordance with Governor Hochul's July 14<sup>th</sup> executive order extending the remote meeting authorization through August 13<sup>th</sup>.

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