

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**MEETING MINUTES**

**Thursday, September 29, 2022**

**I. CALL TO ORDER**

Chairperson Suzanne Loughlin called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 12:10 PM in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

**II. ROLL CALL**

***Members Present-***

Suzanne Loughlin  
Edward Sykes  
Carol Roig  
Howard Siegel  
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

**III. BILLS AND COMMUNICATIONS**

Ms. Flad presented the Board with a Revised Schedule of Payments showing 7 payments totaling \$10,446.02. On a motion made by Mr. Siegel, and seconded by Mr. Sykes, the Board voted and the Revised Schedule of Payments was unanimously approved.

**IV. NEW BUSINESS**

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the Board reviewed and discussed a resolution appointing **Monticello Industrial Park, LLC.** as Agent of the Agency for the Purpose of Constructing the Project; Making Certain Findings and Determinations; and Authorizing the Execution and Delivery of Project Documents. Mr. Sykes indicated the Cost Benefit Analysis show there were only construction jobs. Attorney Garigliano stated that the application before the Board is only for infrastructure, and that the Board should anticipate another application for vertical construction. Mr. Guenther asked how many jobs will be permanent after vertical construction. Attorney Garigliano responded that is not clear whether the site will be warehousing or distribution and that will determine

how many jobs will be created in the future. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Chairperson Loughlin, and seconded by Mr. Guenther, the Board authorized opening new checking account at Jeff Bank and closing the current checking account at Jeff Bank due to issues of fraud. Chairperson Loughlin called the motion to question. Mr. Sykes recused from discussion because he is a Director of Jeff Bank. The Board voted and the motion was carried as follows:

Suzanne Loughlin	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Abstain
Carol Roig	<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
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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Phillip Vallone	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

Ms. Flad shared with the Board that there will be a Public Session on October 7<sup>th</sup> at 9:30AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701 for the public to inspect and submit comment on the proposed **2023 Budget**, a copy of which can be found on the Agency's website. Additionally, Ms. Flad updated the Board on the search for an **Economic Development Coordinator**.

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, and the Board voted to enter **Executive Session** to discuss matters leading to the employment of a particular person at approximately 12:31 PM.

On a motion made by Mr. Vallone, and seconded by Mr. Guenther, the Board voted to exit **Executive Session** at approximately 12:34 PM.

## VII. PUBLIC COMMENT AND ADJOURN

Chairperson Loughlin asked those present for public comment. There was none. On a motion made by Mr. Siegel, and seconded by Ms. Roig, the meeting was adjourned at approximately 12:35 PM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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