

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Monday, November 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 11:08 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Suzanne Loughlin
Edward Sykes
Howard Siegel
Carol Roig
Scott Smith
Philip Vallone

Members Absent-

Paul Guenther* (By telephone)
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
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Sykes, and seconded by Ms. Roig, the Board approved the October 17, 2022 Regular Meeting minutes.

IV. BILLS AND COMMUNICATIONS

Ms. Flad presented the Board with a Revised Schedule of Payments showing 9 payments totaling \$18,578.87. On a motion made by Mr. Siegel, and seconded by Mr. Smith, the Board voted and the Revised Schedule of Payments was unanimously approved.

V. STAFF ACTIVITY REPORT

Ms. Flad presented the Staff Activity Report and added that an application has been received from Mountain Kosher Food Corporation, a proposed grocery store in the Town of Thompson. Ms. Flad noted

that the project may qualify under the Agency's Retail Uniform Tax Exempt Policy if certain additional restrictions are met.

VI. NEW BUSINESS

On a motion made by Mr. Vallone, and seconded by Mr. Siegel, the Board reviewed and discussed a resolution Amending Resolution 36-22 related to the Monticello Industrial Park LLC Project. Attorney Garigliano stated that the closing is scheduled for December 2, 2022 and this proposed resolution extends the time to close to accommodate the bank. 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 Ms. Roig, the Board reviewed and discussed a resolution extending the Sales Tax Abatement Period for the Psychedelic Solar LLC Project from December 1, 2022 through and including May 31, 2023. Attorney Garigliano stated that the project is delayed due to complexities related to its proximity to a landfill and supply chain issues. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

Chairperson Loughlin updated the Board on discussions related to recommendations to amend the Uniform Tax Exempt Policy for Market Rate Workforce Housing. Ms. Flad stated that a preliminary discussion was held with outside counsel Susie Sohn, Esq. of Bluestein, Shapiro, Frank & Barone, LLP to develop a deed restriction for workforce housing. Attorney Garigliano stated that Ms. Sohn has significant experience in New York City with housing matters.

Ms. Flad requested the Agency open a new bank account to receive grant funds from USDA. On a motion made by Mr. Sykes, and seconded by Mr. Smith, the Board authorized opening a new account with the following signers: Chairperson Suzanne Loughlin, Treasurer Howard Siegel, Secretary Carol Roig, and CEO John Kiefer.

On a motion made by Mr. Smith, and seconded by Mr. Siegel, the Board entered into **Executive Session** to discuss the credit history of a particular corporation at approximately 11:17 AM.

On a motion made by Mr. Smith and seconded by Mr. Sykes the Board exited **Executive Session** at approximately 11:56 AM.

VII. PUBLIC COMMENT ADJOURNMENT

Chairperson Loughlin asked those for present for Public Comment. There was none. On a motion made by Mr. Vallone, and seconded by Ms. Roig the meeting was adjourned at approximately 11:57 AM.

Respectfully submitted:
Julio Garaicoechea, Project Manager
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