

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES
Monday, January 9, 2023

I. CALL TO ORDER

Chairperson Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:08 AM 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
Howard Siegel
Carol Roig
Scott Smith

Members Absent-

Paul Guenther
Philip Vallone (*By telephone)
Sean Brooks

Staff Present-

John Kiefer, Chief Executive Officer
Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

Staff Absent-

None

Others Present-

Walter Garigliano, Agency Counsel
Loreen Gebelein, Sullivan County Center for Workforce Development
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Sykes, and seconded by Mr. Smith, the Board approved the December 12, 2022 Regular Meeting minutes.

IV. BILLS AND COMMUNICATIONS

Ms. Flad presented the Board with a Schedule of Payments showing 13 payments totaling \$18,018.91. On a motion made by Mr. Siegel, and seconded by Ms. Roig, the Board voted and the Schedule of Payments was unanimously approved.

V. STAFF ACTIVITY REPORT

There were no questions.

VI. NEW BUSINESS

On a motion made by Mr. Sykes, and seconded by Ms. Roig, the Board reviewed and discussed the proposed **Amended Governance Committee Policy**. Chairperson called the motion to question, the Board voted, and the Amended Governance Committee Policy was unanimously adopted.

On a motion made by Mr. Sykes, and seconded by Ms. Roig, the Board reviewed and discussed a Rural Microentrepreneur Assistance Program Loan to **Cochecton Holdings, LLC** and **Cochecton Spirits, Inc.** Chairperson Loughlin called the motion to question, the Board voted, and the loan was unanimously approved.

On a motion made by Mr. Sykes, and seconded by Ms. Roig, the Board reviewed and discussed a resolution authorizing the execution and delivery of a mortgage to secure a loan from M1 Bank to **NY Liberty II, LLC** in the original principal amount not to exceed \$4,900,000. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Siegel, and seconded by Mr. Smith, 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 February 1, 2023 through and including July 31, 2023. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

VII. PUBLIC COMMENT AND RECESS

Chairperson Loughlin asked those for 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 recessed at approximately 11:22 AM to the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701 following the meetings of the Sullivan County Funding Corporation and The Sullivan County Infrastructure Local Development Corporation.

VIII. RECONVENE

Chairperson Loughlin reconvened the recessed meeting of the County of Sullivan Industrial Development Agency at approximately 11:36 AM in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

IX. ROLL CALL

Members Present-

Suzanne Loughlin
Edward Sykes
Howard Siegel
Carol Roig
Scott Smith

Members Absent-

Paul Guenther
Philip Vallone (*By telephone)
Sean Brooks

Staff Present-

John Kiefer, Chief Executive Officer
Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

Staff Absent-

None

Others Present-

Walter Garigliano, Agency Counsel
Ken Walter

X. NEW BUSINESS

On a motion made by Mr. Smith, and seconded by Mr. Siegel, the Board entered into Executive Session to discuss current litigation.

On a motion made by Ms. Roig, and seconded by Mr. Sykes, the Board exited Executive Session at approximately 12:07 PM.

XI. ADJOURNMENT

On a motion made by Ms. Roig, and seconded by Mr. Sykes, the meeting was adjourned at approximately 12:07 PM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

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