

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**MEETING MINUTES**

**Monday, June 12, 2023**

**I. CALL TO ORDER**

Chairperson Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:00 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

Carol Roig

Howard Siegel

Scott Smith

Phillip Vallone

Kathleen Lara

***Members Absent-***

Paul Guenther

Sean Brooks (arrived approximately 11:05 AM)

***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

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Ms. Lara, and seconded by Mr. Sykes, the Board voted and unanimously approved the May 8, 2023 regular meeting minutes.

**IV. BILLS AND COMMUNICATION**

Ms. Flad presented the Board with a schedule of payments showing 9 payments totaling \$14,061.86. On a motion made by Mr. Sykes, and seconded by Ms. Roig, the Board voted and unanimously approved the schedule of payments.

**V. STAFF REPORT**

There were no questions on the May staff report.

**VI. NEW BUSINESS**

On a motion made by Mr. Sykes, and seconded by Mr. Smith, the Board reviewed and discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development in Sullivan County, Inc** for the second quarter of 2023. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

Mr. Brooks entered the meeting.

The Board tabled the resolution authorizing the Chairperson or Executive Director to execute and deliver an AgriBusiness Agreement with Hudson Valley AgriBusiness Development Corporation (“HVADC”) for the period commencing July 1, 2023 and ending June 30, 2028.

On a motion made by Mr. Sykes, and seconded by Mr. Brooks, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **FSH Lodge at Neversink, LLC** and **7491 State Route 55 Property Co, LLC** project. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Ms. Roig, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Rock Meadow Partners, LLC, Great Pine, LLC, and Naro Building, LLC** project. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Brooks, and seconded by Mr. Smith, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Mountain Kosher Food Corp.** and **286 EB LLC** project. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

The Board discussed certain proposed amendments to the Payment in Lieu of Taxation (PILOT) Agreements with NY Thompson III, LLC, NY Liberty II, LLC, and NY Mamakating I, LLC. Rich Winter and Luke Duncan joined the discussion by phone, speaking on behalf of the three project companies. The Board directed staff and counsel to prepare resolutions authorizing the amendments as proposed, for review at the July Board meeting.

**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. Brooks, the Board adjourned the meeting at approximately 11:36 AM.

Respectfully submitted:  
Bethanii Padu, Economic Development Coordinator  
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