

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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MEETING MINUTES
Monday, July 10, 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
Paul Guenther
Philip Vallone

Members Absent-

Howard Siegel
Scott Smith
Sean Brooks
Kathleen Lara (arrived 11:02 AM)

Staff Present-

John Kiefer, Chief Executive Officer
Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager

Staff Absent-

Bethanii Padu, Economic Development Coordinator

Others Present-

Walter F. Garigliano, Agency Counsel
William A. Frank, Special Project Counsel
Mary Ann Johnson, Hudson Valley AgriBusiness Development Corporation
Steven Vegliante, Vegliante Law
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Guenther, and seconded by Mr. Sykes, the Board voted and unanimously approved the June 12, 2023 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

Ms. Flad presented the Board with a schedule of payments showing ten payments totaling \$13,716.28. On a motion made by Mr. Sykes, and seconded by Mr. Vallone, the Board voted and unanimously approved the schedule of payments.

V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT

There were no questions on the June staff report and quarterly financial report.

VI. NEW BUSINESS

Mary Ann Johnson of **Hudson Valley AgriBusiness Development Corporation** (HVADC) gave a presentation and update of HVADC's recent activities and initiatives. On a motion made by Mr. Sykes and seconded by Mr. Guenther, the Board reviewed and discussed a resolution authorizing the execution and delivery of an AgriBusiness Agreement with HVADC for the period commencing July 1, 2023 and ending June 30, 2028. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Guenther, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Monticello Industrial Park LLC** project from July 1, 2023 through and including December 31, 2023. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Ms. Roig and seconded by Ms. Lara, the Board reviewed and discussed resolutions authorizing the amendment of the Payment in Lieu of Taxation (PILOT) Agreements with **NY Liberty II, LLC; NY Mamakating I, LLC; and NY Thompson III, LLC**. Ms. Flad and Mr. Frank described the requested amendments. Chairperson Loughlin called the motion to question, the Board voted, and the three resolutions were unanimously adopted.

The Board discussed a proposed \$46,000.00 Rural Microentrepreneur Assistance Program (RMAP) Loan to **2 Queens LLC**, for the development and expansion of this coffee roasting company's café in Narrowsburg. Board members agreed that for this loan and future loans made by the Agency, the application fee will be reduced from \$250 to \$125; the Agency's administrative fee will be reduced from 2% of the principal amount to 1% of the principal amount; and the Agency will pay for one-half of legal fees, with the remaining half paid by the borrower. On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board voted and unanimously approved the RMAP Loan to 2 Queens LLC.

The Board discussed a proposed \$45,000.00 RMAP Loan to **3 Franks, Inc.** for the development of a new restaurant in Parksville. On a motion made by Mr. Guenther and seconded by Ms. Roig, the Board voted and unanimously approved the RMAP Loan to 3 Franks Inc. with the changes to the fee schedule described above.

The Board discussed a proposed \$75,000.00 Revolving Loan Fund (RLF) Loan to **North Branch Cider Mill LLC** for the redevelopment and restoration of the North Branch Cider Mill and Barn. On a motion made by Mr. Sykes and seconded by Mr. Guenther, the Board voted and unanimously approved the RLF Loan to North Branch Cider Mill LLC with the changes to the fee schedule described above.

VII. PUBLIC COMMENT AND ADJOURN

Chairperson Loughlin asked those present for public comment. The Board recognized the comments of Ken Walter and Steven Vegliante. On a motion made by Mr. Guenther and seconded by Mr. Sykes, the Board adjourned the meeting at approximately 11:51 AM.

Respectfully submitted:
Jennifer Flad, Executive Director
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