

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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MEETING MINUTES
Monday, November 13, 2023

I. **CALL TO ORDER**

Vice Chairman Sykes called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:07 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. **ROLL CALL**

Members Present-

Edward Sykes
Carol Roig
Howard Siegel
Scott Smith
Kathleen Lara

Members Absent-

Suzanne Loughlin
Sean Brooks
Paul Guenther (via Zoom)
Philip Vallone

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 F. Garigliano, Agency Counsel

III. **APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Siegel, and seconded by Ms. Roig, the Board voted and unanimously approved the October 16, 2023 regular meeting minutes.

IV. **BILLS AND COMMUNICATIONS**

Ms. Flad presented the Board with a schedule of payments showing eleven payments totaling \$16,499.45. On a motion made by Ms. Lara, and seconded by Mr. Smith, the Board voted and unanimously approved the schedule of payments.

V. **STAFF REPORT**

There were no questions on the October staff report.

VI. **NEW BUSINESS**

On a motion made by Mr. Siegel, and seconded by Ms. Roig, the Board reviewed and discussed a resolution appointing **Gibbers Estates LLC and M E P Wholesalers Corp.** as Agent of the Agency for the purpose of acquiring, constructing, installing, and equipping the project; making certain findings and determinations; and authorizing the execution and delivery of project documents. This resolution

relates to the proposed construction of a retail facility and warehousing space for HVAC materials in the Town of Fallsburg. Vice Chairman Sykes called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Siegel, and seconded by Ms. Roig, the Board reviewed and discussed a resolution authorizing the engagement of Steven Vegliante, Esq. as special counsel for the **Dimifini-Fallsburg LLC** project. This resolution relates to the amendment and restatement of Agency project documents for a transportation company and related facilities in the Town of Fallsburg. Vice Chairman Sykes called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Smith, and seconded by Ms. Lara, the Board reviewed and discussed a resolution authorizing an amendment of the **Empire Resorts Real Estate I LLC** payment in lieu of taxation agreement to extend the PILOT benefit period by two years. The resolution relates to reconstruction of the Monster and International Golf Courses in the Town of Thompson. Vice Chairman Sykes called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Smith and seconded by Ms. Lara, the Board reviewed and discussed a resolution authorizing an amendment of the **Empire Resorts Real Estate II LLC** payment in lieu of taxation agreement to extend the PILOT benefit period by two years. The resolution relates to the development of a hotel with mixed used spaces in the Town of Thompson. Vice Chairman Sykes called the motion to question, the Board voted, and the resolution was unanimously adopted.

Mr. Sykes asked the Board and those present for public comment. There was none.

On a motion made by Mr. Smith, and seconded by Ms. Lara, the Board entered Executive Session to discuss the financial and credit history of a specific corporation and current litigation at approximately 11:19 AM.

On a motion made by Mr. Smith, and second by Ms. Lara, the Board exited Executive Session at approximately 11:36 AM.

VII. ADJOURN

On a motion made by Mr. Siegel and seconded by Mr. Smith, the Board adjourned the meeting at approximately 11:37 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator

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