

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
548 Broadway
Monticello, New York 12701
Tel: (845) 428-7575
Fax: (845) 428-7577
TTY 711
www.sullivanida.com

MEETING MINUTES
Monday, December 11, 2023

I. CALL TO ORDER

Chairperson Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:12 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
Scott Smith
Kathleen Lara

Members Absent-

Howard Siegel (via Zoom)
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
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Roig, and seconded by Mr. Smith, the Board voted and unanimously approved the November 13, 2023 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

Ms. Flad presented the Board with a schedule of payments showing eleven payments totaling \$23,235.79. On a motion made by Mr. Sykes, and seconded by Ms. Lara, the Board voted and unanimously approved the schedule of payments.

V. STAFF REPORT

There were no questions on the November staff report.

VI. NEW BUSINESS

On a motion made by Mr. Sykes and seconded by Ms. Lara, 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 Fourth Quarter of 2023. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously adopted.

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 **FSH Lodge at Neversink, LLC** and **7491 State Route 55 Property Co., LLC** project from January 1, 2024 through June 30, 2024. This resolution relates to the redevelopment of the former New Age Health Spa in the Town of Neversink. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Ms. Lara, 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 from January 1, 2024 through June 30, 2024. The resolution relates to the construction of a new grocery store in the Town of Thompson. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously adopted.

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 **NY Mamakating I, LLC** project from January 1, 2024 through June 30, 2024. The resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Mamakating. 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 a resolution extending the sales tax abatement period for the **Rock Meadow Partners LLC, Great Pine, LLC, and Naro Building LLC** Narrowsburg Union project from January 1, 2024 through June 30, 2024. This resolution relates to the Narrowsburg School redevelopment in the Town of Tusten. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Ms. Lara, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution (i) rescinding agency resolution no. 43-23 and (ii) authorizing the agency to amend the PILOT agreement between the agency and **Empire Resorts Real Estate I LLC**. This resolution relates to reconstruction of the Monster and International Golf Courses in the Town of Thompson. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Sykes, and seconded by Mr. Smith, the Board reviewed and discussed a resolution accepting the transfer of dairy processing equipment from the County of Sullivan which is leased to **Pelleh Farms Inc**. Chairperson Loughlin 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 the Agency's proposed Record Retention Policy. Chairperson Loughlin called the motion to question, the Board voted, and the policy was unanimously approved.

On a motion made by Ms. Roig, and seconded by Mr. Smith, the Board reviewed and discussed the Agency's proposed Capitalization Policy. Chairperson Loughlin called the motion to question, the Board voted, and the policy was unanimously approved.

VII. PUBLIC COMMENT AND RECESS

Chairperson Loughlin asked those present for public comment. The Board recognized the comments of Ken Walter. On a motion made by Ms. Roig, and seconded by Mr. Smith, the meeting was recessed at approximately 11:28 AM.

VIII. RECONVENE

Chairperson Loughlin reconvened the recessed regular meeting of the County of Sullivan Industrial Development Agency at approximately 12:07 PM.

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 particular corporation at approximately 12:07 PM.

On motion made by Mr. Smith, and seconded by Ms. Roig, the Board exited Executive Session at approximately 12:23 PM.

On a motion made by Mr. Sykes, and seconded by Mr. Smith, the Board reviewed and discussed a resolution authorizing the amendment of the **Veria Lifestyle Inc Infrastructure** PILOT and the **Wellness Center** PILOT, authorizing the Agency to continue to secure future PILOT payments by a PILOT Escrow account, and requiring the Company to execute a mortgage to further secure future PILOT payments due under the Infrastructure PILOT and Wellness Center PILOT. The Board discussed some changes to the resolution as presented. On a motion made by Mr. Sykes and seconded by Ms. Lara, the Board approved the amendments to the resolution. On a motion made by Mr. Smith and seconded by Ms. Roig, the Board voted and unanimously adopted the amended resolution. This resolution relates to the redevelopment of the former Kutsher's Country Club golf course and related facilities in the Town of Thompson.

On a motion made by Ms. Roig, and seconded by Ms. Lara, the Board entered Executive Session to discuss matters leading the appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of a particular person at approximately 12:27 PM.

On a motion made by Ms. Lara, and seconded by Mr. Smith, the Board exited Executive Session at approximately 12:50 PM.

IX. ADJOURN

On a motion made by Ms. Roig, and seconded by Mr. Smith, the Board adjourned the meeting at approximately 12:50 PM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator
##