

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, January 8, 2024

I. CALL TO ORDER

Treasurer Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:06 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Howard Siegel
Carol Roig
Scott Smith
Sean Brooks
Kathleen Lara

Members Absent-

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

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

Staff Absent-

None

Others Present-

Walter F. Garigliano, Agency Counsel
Steven Vegliante, Project Counsel
Ira Steingart
Ken Walter

III. NEW BUSINESS

On a motion made by Mr. Brooks, and seconded by Mr. Smith, the Board reviewed and discussed a resolution appointing **officers of the Agency**: Suzanne Loughlin as Chairperson; Kathleen Lara as Vice Chairperson; Carol Roig as Secretary, Philip Vallone as Assistant Secretary; Howard Siegel as Treasurer and Chief Financial Officer; Scott Smith as Assistant Treasurer. Treasurer Siegel called the motion to question, the Board voted, and the resolution was unanimously adopted.

Ms. Lara conducted the meeting after being appointed Vice Chairperson.

IV. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Siegel, and seconded by Ms. Roig, the Board voted and unanimously approved the December 11, 2023 regular meeting minutes.

V. BILLS AND COMMUNICATIONS

Ms. Flad presented the Board with a schedule of payments showing fifteen payments totaling \$51,596.89. On a motion made by Mr. Smith, and seconded by Ms. Roig, the Board voted and unanimously approved the schedule of payments.

VI. STAFF REPORT AND QUARTERLY FINANCIAL REPORT

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

VII. NEW BUSINESS (CONTINUED)

On a motion made by Ms. Roig and seconded by Mr. Smith, the Board reviewed and discussed a resolution to appoint Ira Steingart as Chief Executive Officer of the Agency and authorizing the Chairperson to enter into an executive employment agreement with Ira Steingart. Vice Chairperson Lara 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 **electing committees of the Board of Directors of the Agency** and making certain other appointments. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Brooks and seconded by Ms. Roig, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Monticello Industrial Park** project from January 1, 2024 through June 30, 2024. The resolution relates to the proposed development of roadways and infrastructure to facilitate the future development of a commercial/industrial park in the Town of Thompson. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Smith and seconded by Mr. Siegel, the Board reviewed and discussed a resolution consenting to the transfer by **Dimifini Group Inc** and **Rolling V Bus Corp** of their respective interest in the project to **Dimifini-Fallsburg LLC** and authorizing the amendment and restatement of the 2006 transaction documents to create a direct contractual relationship between the Agency and Dimifini-Fallsburg and consenting to a sublease of the land from Dimifini-Fallsburg to Rolling V. The project will not receive any new benefits from the Agency. This resolution relates to the amendment and restatement of Agency project documents for a transportation company and related facilities in the Town of Fallsburg. Steven Vegliante represents the Agency with respect to this transaction. Mr. Garigliano and Mr. Vallone recused themselves. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously adopted.

VIII. PUBLIC COMMENT

Vice Chairperson Lara asked those present for public comment. The Board recognized the comments of Ken Walter.

On a motion made by Mr. Smith, and seconded by Ms. Roig, the Board entered Executive Session to discuss matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of a particular person at approximately 11:18 AM.

On a motion made by Mr. Smith, and seconded by Ms. Roig, the Board exited Executive Session at approximately 11:32 AM.

IX. ADJOURN

On a motion made by Mr. Siegel, and seconded by Ms. Roig, the Board adjourned the meeting at approximately 11:33 AM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator

##