

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES

Friday, March 29, 2024

I. CALL TO ORDER

Chairperson Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 1:01 PM in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Suzanne Loughlin
Kathleen Lara
Howard Siegel
Scott Smith
Ira Steingart

Members Absent-

Carol Roig
Philip Vallone
Paul Guenther
Sean Brooks

Staff Present-

Jennifer Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

Staff Absent-

None

Others Present-

Tom Cawley, Deputy County Attorney
Andrew Arias, Cooper Arias, LLP

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Smith, and seconded by Mr. Steingart, the Board voted and unanimously approved the February 12, 2024 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

Ms. Flad presented the Board with a revised schedule of payments showing nine payments totaling \$27,839.17. On a motion made by Mr. Steingart, and seconded by Mr. Smith, the Board voted and unanimously approved the schedule of payments.

V. STAFF REPORT

There were no questions on the February staff report.

VI. NEW BUSINESS

On a motion made by Mr. Siegel, and seconded by Mr. Smith, the Board reviewed and discussed a resolution approving an agreement to engage the **Partnership for Economic Development in Sullivan**

County, Inc. to provide services to the Agency and to authorize a payment to the Partnership for the first calendar quarter of 2024. Chairperson Loughlin called the motion to question, the Board voted, and resolution was unanimously approved.

On a motion made by Ms. Lara, and seconded by Mr. Smith, the Board reviewed and discussed a resolution authorizing an amendment of the **Adelaar Developer LLC Payment in Lieu of Taxation Agreement** to authorize acceptance of a guaranty from EPR Properties as financial security for the 2025 PILOT Payment. Mr. Steingart disclosed that his business had done work for the management company at the project property (Kartrite Waterpark) in the past, but that he has since sold the printing business. Chairperson Loughlin called the motion to question, the Board voted, and resolution was unanimously approved.

On a motion made by Mr. Smith, and seconded by Mr. Siegel, The Board reviewed and discussed the **Agency's Procurement Policy, Investment Policy, and Disposition of Real Property Guidelines**. Chairperson Loughlin called the motion to question, the Board voted, and the policies and guidelines were unanimously approved.

On a motion made by Mr. Steingart, and seconded by Ms. Lara, the Board reviewed and discussed the **Agency's Mission Statement and Performance Measurements**. Chairperson Loughlin called the motion to question, the Board voted, and the mission statement and measurements were unanimously approved.

Mr. Arias gave a brief presentation on the **2023 audited financial statements**. Ms. Flad summarized the **2023 Public Authorities Reporting Information System (PARIS) Reports**. On a motion made by Ms. Lara and seconded by Mr. Steingart, the Board voted and unanimously accepted the financial information contained in the PARIS annual report, and unanimously accepted the PARIS certified financial audit report, PARIS procurement report, and PARIS investment report.

Ms. Flad referred to the **2023 Board Evaluation Forms**, the results of which have been compiled and presented to the Board. There were no questions.

VII. PUBLIC COMMENT

Chairperson Loughlin asked those present for 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 three specific corporations at approximately 1:26 PM.

On a motion made by Mr. Smith, and seconded by Ms. Lara, the Board exited executive session at approximately 1:44 PM.

VIII. ADJOURN

On a motion made by Mr. Smith, and seconded by Ms. Lara, the Board adjourned the meeting at approximately 1:45 PM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator
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