

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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MEETING MINUTES
Monday, April 8, 2024

I. CALL TO ORDER

Vice Chairperson Lara called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:04 AM in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Kathleen Lara
Scott Smith
Philip Vallone
Sean Brooks
Ira Steingart

Members Absent-

Suzanne Loughlin (arrived at approximately 11:07 AM)
Carol Roig
Howard Siegel
Paul Guenther

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-

None

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Smith, and seconded by Mr. Steingart, the Board voted and unanimously approved the March 29, 2024 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

Ms. Padu presented the Board with a revised schedule of payments showing six payments totaling \$21,744.42 On a motion made by Mr. Steingart, and seconded by Mr. Vallone, the Board voted and unanimously approved the schedule of payments.

V. STAFF REPORT

There were no questions on the March staff report.

Ms. Loughlin recused herself from the first resolution, relating to the Loughlin & Billig P.C. and 461 Broadway LLC Project, because her husband has an interest in an entity that is the subject of the resolution and left the room. She was absent from the discussion and vote on this resolution.

VI. NEW BUSINESS

On a motion made by Mr. Brooks, and seconded by Mr. Vallone, the Board reviewed and discussed a resolution authorizing, approving and consenting to the execution and delivery by the Agency's executive director of a project termination agreement and any and all related documents reconveying real property relating to the **Loughlin & Billig P.C. and 461 Broadway LLC** project. This resolution relates to the law firm/collection agency in the Town of Thompson. Vice Chairperson Lara called the motion to question, the Board voted, and resolution was unanimously approved.

Ms. Loughlin returned to the room.

On a motion made by Ms. Loughlin, and seconded by Mr. Smith, the Board reviewed and discussed a resolution of the Agency appointing **Monticello Kosher Supermarket LLC** as its agent 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 relates to the development of a supermarket in the Village of Monticello. Vice Chairperson Lara called the motion to question, the Board voted, and resolution was unanimously approved.

Ms. Loughlin conducted the meeting from this point forward.

On a motion made by Mr. Steingart, and seconded by Ms. Lara, The Board reviewed and discussed a resolution extending the sales tax abatement period for **Homestead LLC and North Branch Cider Mill LLC** from April 1, 2024 through and including September 30, 2024. This resolution relates to the renovation and redevelopment of the North Branch Cider Mill. Chairperson Loughlin called the motion to question, the Board voted, and the resolution unanimously approved.

On a motion made by Mr. Brooks, and seconded by Ms. Lara, the Board reviewed and discussed a resolution extending the sales tax abatement period for **NY Liberty II LLC** from April 1, 2024 through and including September 30, 2024. This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Liberty. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Brooks, and seconded by Ms. Lara, the Board reviewed and discussed a resolution extending the sales tax abatement period for **NY Thompson III LLC** from April 1, 2024 through and including September 30, 2024. This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Thompson. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Brooks, and seconded by Ms. Lara, the Board reviewed and discussed a resolution extending the sales tax abatement period for **Maude Crawford Realty LLC and Bridgeville Ski Company** from May 1, 2024 through and including October 31, 2024. This resolution relates to the acquisition and rehabilitation of the Holiday Mountain Ski & Fun Park. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved. Staff advised Board members that the project is nearing the maximum sales and use tax exemption authorized by the Agency, and that the Company has submitted a request for an increase in authorized exemption. Board members expressed that such a request would be viewed favorably, and the Agency expects to formalize the increase by resolution in May.

VII. PUBLIC COMMENT

Chairperson Loughlin asked those present for comment. There was none.

On a motion made by Mr. Brooks, and seconded by Mr. Smith, the Board entered executive session to discuss current litigation at approximately 11:20 AM.

On a motion made by Mr. Smith, and seconded by Ms. Lara, the Board exited executive session at approximately 11:33 AM.

VIII. ADJOURN

On a motion made by Mr. Brooks, and seconded by Mr. Smith, the Board adjourned the meeting at approximately 11:39 AM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator

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