

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**  
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**MEETING MINUTES**  
**Monday, May 13, 2024**

**I. CALL TO ORDER**

Vice Chairperson Lara called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:05 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

**II. ROLL CALL**

***Members Present-***

Kathleen Lara  
Carol Roig  
Howard Siegel  
Scott Smith  
Sean Brooks  
Ira Steingart

***Members Absent-***

Suzanne Loughlin  
Philip Vallone  
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-***

Walter F. Garigliano, Agency Counsel  
Will Frank, Project Counsel  
Shawn Griffin, Project Counsel for NY Forestburgh I LLC (via Zoom)

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Smith, and seconded by Mr. Siegel, the Board voted and unanimously approved the April 8, 2024 regular meeting minutes.

**IV. BILLS AND COMMUNICATIONS**

Ms. Padu presented the Board with a revised schedule of payments showing nine payments totaling \$12,161.72. On a motion made by Ms. Roig, and seconded by Mr. Steingart, the Board voted and unanimously approved the schedule of payments.

**V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT**

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

## VI. NEW BUSINESS

On a motion made by Mr. Steingart, and seconded by Mr. Brooks, the Board reviewed and discussed a resolution approving an increase in the authorized sales and use tax abatement relating to **Maude Crawford Realty LLC** and **Bridgeville Ski Company Inc.** This resolution relates to the acquisition and rehabilitation of Holiday Mountain Ski & Fun Park in the Town of Thompson. Vice Chairperson Lara called the motion to question, the Board voted, and resolution was unanimously approved.

On a motion made by Ms. Roig, and seconded by Mr. Brooks, the Board reviewed and discussed a resolution of the Agency appointing **NY Forestburgh I 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 solar photovoltaic electricity generating facility in the Town of Forestburgh. Mr. Siegel recused himself from the discussion because he is a partner in the company that formerly owned the project land. Vice Chairperson Lara called the motion to question, the Board voted, and resolution was approved with Ms. Lara, Ms. Roig, Mr. Smith, Mr. Brooks, and Mr. Steingart in favor, none opposed, and Mr. Siegel abstaining for the above-described reason.

On a motion made by Mr. Brooks, and seconded by Ms. Roig, The Board reviewed and discussed a resolution amending the Payment In Lieu of Taxation Agreement between the Agency and **NY Delaware V LLC.** This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Delaware. Vice Chairperson Lara 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. Roig, the Board reviewed and discussed a resolution amending the Payment In Lieu of Taxation Agreement between the Agency and **NY Thompson II LLC.** This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Thompson. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Steingart, and seconded by Mr. Siegel, the Board reviewed and discussed a resolution amending the Payment In Lieu of Taxation Agreement between the Agency and **Rosemond Solar LLC.** On a motion by Mr. Siegel, and seconded by Mr. Brooks, the Board discussed amending certain language in the PILOT Agreement. On a motion made by Ms. Roig, and seconded by Mr. Steingart, the Board voted and unanimously approved the resolution as amended. This resolution relates to a solar photovoltaic electricity generating facility in the Town of Fallsburg.

On a motion made by Mr. Siegel, and seconded by Mr. Steingart, the Board reviewed and discussed a resolution authorizing additional financing for **Gibbers Estates LLC** and **MEP Wholesalers Corp** and authorizing the Chairperson or Executive Director to execute and deliver one or more mortgages and all related documents. This resolution relates to the construction of an electrical supply retail sales facility with warehousing space in the Town of Fallsburg. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

## VII. PUBLIC COMMENT

Vice Chairperson Lara asked those present for comment. There was none.

On a motion made by Mr. Siegel, and seconded by Mr. Smith, the Board entered executive session to discuss the financial history of a particular corporation at approximately 11:24 AM.

On a motion made by Mr. Siegel and seconded by Ms. Roig, the Board exited executive session at approximately 11:34 AM.

**VIII. ADJOURN**

On a motion made by Ms. Roig, and seconded by Mr. Steingart, the Board adjourned the meeting at approximately 11:35 AM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator

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