

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

I. CALL TO ORDER

Chairperson Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:02 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
Kathleen Lara
Philip Vallone
Scott Smith
Ira Steingart

Members Absent-

Carol Roig
Howard Siegel
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-

Walter F. Garigliano, Agency Counsel
Dr. Matt Evans, Monticello Central School District Superintendent

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Steingart, and seconded by Ms. Lara, the Board voted and unanimously approved the June 10, 2024 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Steingart, and seconded by Mr. Vallone, the Board voted and unanimously approved the revised schedule of payments showing twelve payments in the total amount of \$42,580.96.

V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT

There were no questions on the June staff report or financial report.

VI. NEW BUSINESS

On a motion made by Ms. Lara, and seconded by Mr. Vallone, the Board reviewed and discussed a resolution authorizing and approving the annual payment of the fee for services due **Hudson Valley**

Agribusiness Development Corporation for the period July 1, 2024 to June 30, 2025. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Vallone, and seconded by Mr. Smith, the Board reviewed and discussed a resolution authorizing the amendment of the **Maude Crawford Realty LLC** and **Bridgeville Ski Company Inc** project documents to include an additional parcel of land. This resolution relates to the acquisition and rehabilitation of Holiday Mountain Ski & Fun Park 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 Ms. Lara, and seconded by Mr. Steingart, the Board reviewed and discussed a resolution authorizing the execution of an amended and restated master development and agent agreement between the Agency and **Monticello Industrial Park LLC** to extend the development period for an additional period of two years to December 31, 2029. This 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. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Ms. Loughlin, and seconded by Mr. Steingart, the Board reviewed and discussed a resolution appointing a **Chairman of the Agency** and updating committee appointments of the **Board of Directors**. Chairperson Loughlin called the motion question, the Board voted, and the resolution was unanimously adopted.

VII. PUBLIC COMMENT

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

On a motion made by Ms. Lara and seconded by Ms. Loughlin, the Board entered executive session to discuss current litigation at approximately 11:12 AM.

On a motion made by Mr. Smith and seconded by Mr. Vallone, the Board exited executive session at approximately 11:25 AM.

VIII. ADJOURN

On a motion made by Mr. Smith, and seconded by Ms. Lara, the Board adjourned the meeting at approximately 11:25 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator
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