

**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](http://www.sullivanida.com)

**SPECIAL MEETING MINUTES**  
**Friday, September 27, 2024**

**I. CALL TO ORDER**

Chairman Siegel called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 3:05 PM 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  
Kathleen Lara  
Philip Vallone  
Scott Smith  
Sean Brooks  
Ira Steingart  
Joseph Perrello

***Members Absent-***

Carol Roig  
Paul Guenther (Via Zoom)

***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  
Robert Freehill, County Attorney  
Thomas Cawley, Deputy County Attorney  
Khalid Bashjawish, Assistant County Attorney  
Ken Walter

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Ms. Lara, and seconded by Mr. Smith, the Board voted and unanimously approved the August 12, 2024 meeting minutes. On a motion made by Mr. Vallone, and seconded by Mr. Smith, the Board voted, and unanimously approved the September 4, 2024 meeting minutes.

**IV. NEW BUSINESS**

On a motion made by Mr. Smith, and seconded by Mr. Perrello, the Board reviewed and discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development Inc** for the third calendar quarter of 2024. Chairman Siegel called the motion to question, the Board voted, and unanimously approved the resolution.

There were no questions on the Proposed 2025 Budget.

**V. PUBLIC COMMENT AND RECESS**

Chairman Siegel 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. Lara, the meeting was recessed at approximately 3:10 PM and will reconvene immediately after the Sullivan County Funding Corp Board of Directors meeting.

**VI. RECONVENE**

The recessed special meeting of the County of Sullivan Industrial Development Agency reconvened at approximately 3:33PM.

On a motion made by Mr. Smith, and seconded by Ms. Lara, the Board entered executive session to discuss current litigation at approximately 3:33PM.

On a motion made by Mr. Smith, and seconded by Ms. Lara, the Board exited executive session at approximately 3:49 PM.

**VII. NEW BUSINESS (CONTINUED)**

Mr. Brooks made a motion, seconded by Mr. Smith, to authorize the Executive Director to engage **Blustein Shapiro Frank & Barone LLP** as special counsel to the Agency relating to current litigation involving the Sullivan County Community College Dormitory Corp. Chairman Siegel called the motion to question, the Board voted, and the motion was unanimously approved.

Mr. Smith made a motion, seconded by Mr. Brooks, to terminate the straight lease transaction relating to the **SVG 26 LLC** project. SVG 26 LLC has been delinquent on their taxes and PILOT payments due. Attorney Garigliano noted that the Agency worked with the mortgage lender, M&T Bank, to determine if M&T on behalf of the Project would make the overdue payments, however the lender was unwilling. Chairman Siegel called the motion to question, the Board voted, and the motion was unanimously approved.

The Board discussed retrieving the Agency's equipment from **SVG 26 LLC**. Once the straight lease termination is filed with the County Clerk's office, Mr. Steingart will contact SVG 26 LLC to gain permission to access the property and collect the equipment.

The Board discussed the letter received from Sullivan County Manager, Josh Potosek, regarding the **housing crisis** in Sullivan County. The Agency will respond to the letter and continue to work with the County and other agencies to assist with the issue.

**VIII. PUBLIC COMMENT AND ADJOURN**

Chairman Siegel asked those present for public comment. There was none. On a motion made by Mr. Perrello, and seconded by Mr. Vallone, the Board adjourned the meeting at approximately 3:58 PM.

Respectfully submitted:  
Bethanii Padu, Economic Development Coordinator