

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

548 Broadway  
Monticello, New York 12701  
(845) 428-7575 - Voice  
(845) 428-7577 - Fax  
[www.sullivanida.com](http://www.sullivanida.com)  
TTY 711

**MEETING NOTICE**

**TO:** Howard Siegel, IDA Chairman and Treasurer/ Chief Financial Officer  
Kathleen Lara, IDA Vice Chairperson  
Carol Roig, IDA Secretary  
Philip Vallone, IDA Assistant Secretary  
Scott Smith, IDA Assistant Treasurer  
Paul Guenther, IDA Member  
Sean Brooks, IDA Member  
Ira Steingart, IDA Member & Chief Executive Officer  
Joseph Perrello, IDA Member  
Chairman and Members of the Sullivan County Legislature  
Josh Potosek, Sullivan County Manager  
Walter Garigliano, Esq., IDA Counsel

**FROM:** Jennifer Flad, Executive Director

**DATE:** November 13, 2024

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**PLEASE TAKE NOTICE** that there will be a Regular Meeting of the County of Sullivan Industrial Development Agency scheduled as follows:

**Date:** Monday, November 18, 2024

**Time:** 11:00 AM

**Location:** Legislative Committee Room, Sullivan County Government Center, 100 North Street,  
Monticello, New York 12701

This meeting video will also be livestreamed on the [IDA's YouTube Channel](#).

Meeting documents will be posted online [here](#).

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**MEETING AGENDA  
MONDAY, NOVEMBER 18, 2024**

- I. CALL TO ORDER**
  - II. ROLL CALL**
  - III. APPROVAL OF MEETING MINUTES**  
October 21, 2024 Regular Meeting
  - IV. BILLS AND COMMUNICATIONS**
  - V. STAFF REPORT**
  - VI. NEW BUSINESS**  
*Discussion and Approval:* Open New Bank Accounts  
Any and All Other Business Before the Board
  - VII. PUBLIC COMMENT AND ADJOURN**
- ##**

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**MEETING MINUTES**  
**Monday, October 21, 2024**

**I. CALL TO ORDER**

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:10 AM in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

**II. ROLL CALL**

***Members Present-***

Howard Siegel  
Kathleen Lara  
Carol Roig  
Philip Vallone  
Scott Smith  
Ira Steingart  
Joseph Perrello

***Members Absent-***

Paul Guenther (Via Zoom)  
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

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Ms. Lara, and seconded by Mr. Steingart, the Board voted and unanimously approved the September 27, 2024 meeting minutes.

**IV. BILLS AND COMMUNICATIONS**

On a motion made by Ms. Roig, and seconded by Mr. Vallone, the Board voted and unanimously approved the schedule of payments showing eight payments in the amount of \$38,079.38.

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

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

**VI. NEW BUSINESS**

On a motion Mr. Smith, and seconded by Ms. Lara, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Homestead LLC and North Branch Cider Mill LLC** project from October 1, 2024 through and including March 31, 2025. This resolution relates to the

renovation and redevelopment of the North Branch Cider Mill in the Town of Callicoon. Chairman Siegel called the motion to question, the Board Voted, and the resolution was unanimously approved.

On a motion made by Ms. Roig, and seconded by Ms. Lara, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **NY Thompson III, LLC** project from October 1, 2024 through and including March 31, 2025. This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Thompson. Mr. Siegel recused himself from the discussion because he has an ownership interest in the company that owns the project parcel, which is leased to NY Thompson III, LLC. Chairman Siegel called the motion to question, the Board voted, and the resolution was approved with Ms. Lara, Ms. Roig, Mr. Vallone, Mr. Smith, Mr. Steingart, and Mr. Perrello in favor, none opposed, and Mr. Siegel abstaining.

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

On a motion made by Ms. Roig, and seconded by Mr. Smith, the Board reviewed and discussed the **Proposed FY 2025 Budget**. Chairman Siegel called the motion to question, the Board voted, and the Proposed FY 2025 Budget was unanimously approved.

On a motion made by Mr. Vallone, and seconded by Mr. Steingart, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Maude Crawford Realty LLC and Bridgeville Ski Company Inc** project from November 1, 2024 through and including April 30, 2025. This resolution relates to the acquisition and rehabilitation of the Holiday Mountain Ski & Fun Park in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

## **VII. PUBLIC COMMENT AND ADJOURN**

Chairman Siegel asked those present for public comment. There was none. On a motion made by Mr. Vallone, and seconded by Mr. Smith, the Board adjourned the meeting at approximately 11:18 AM.

Respectfully submitted:  
Bethanii Padu, Economic Development Coordinator

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

**548 Broadway, Monticello, NY 12701**

**845-428-7575**

<b>SCHEDULE OF PAYMENTS: November 18, 2024</b>			
<b>No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
1	<b>Elan Financial</b>	Zoom, Adobe, Sullivan County Clerk Office, FedEx, Asure, GoToMyPC, PayPal, GoDaddy	\$ 1,051.32
2	<b>Hardin Kundla McKeon &amp; Poletto</b>	Hudsut/ HVFG	\$ 4,000.94
3	<b>Harris Beach, PLLC</b>	Recording Fees (NY Forestburgh I) <i>(pass through)</i>	\$ 160.00
4	<b>Kristt Kelly Office System Corp</b>	Service Contract 11/18/24 - 11/17/25 (FS1128) & Service Contract 11/7/24 - 11/6/25 (ECO M3540IDN)	\$ 638.00
5	<b>New Southern Tier Title Agency</b>	Office Rent: December 2024	\$ 3,700.00
6	<b>USDA Rural Development</b>	RMAP Loan Payment November 2024	\$ 2,730.41
7	<b>Walter F. Garigliano, P.C.</b>	November 2024 Retainer, Sales Tax Exemption Legal Fees (North Branch Cider Mill, Holiday Mountain, NY Thompson III) <i>(pass-through)</i> , Sullivan County Community College Dormitory Legal Fees	\$ 5,300.00
<b>TOTAL</b>			<b>\$ 17,580.67</b>
I certify that the payments listed above were audited by the Board of the IDA on November 18, 2024 and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants in the amount opposite its name.			
			11/18/2024
<b>Signature</b>			<b>Date</b>

<b>Expenses Approved and Paid Since Last Regular Meeting 10/21/24)</b>			
<b>No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
1			
2			
<b>TOTAL</b>			<b>\$ -</b>

<b>Other Expenses and Items Paid Since Last Regular Meeting 10/21/24)—no approval required</b>			
<b>No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
1	<b>Payroll Expenses</b>	Payroll Check Dates: 11/1/24, 11/15/24	\$ 22,143.08
2	<b>Charter Communications</b>	Phone & Internet Service November 2024	\$ 284.95
<b>TOTAL</b>			<b>\$ 22,428.03</b>

**ACTIVITY REPORT –OCTOBER 2024**  
**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY (IDA), SULLIVAN COUNTY**  
**FUNDING CORPORATION (SCFC), THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL**  
**DEVELOPMENT CORPORATION (TSCILDC)**

November 5, 2024

The IDA Board held its regular monthly meeting on October 21<sup>st</sup>. At that time the Board adopted the following resolutions:

- Resolution increasing the authorized sales and use tax abatement for the **Maude Crawford Realty LLC and Bridgeville Ski Company Inc. d/b/a Holiday Mountain** Project (Holiday Mountain Ski and Fun Park in the Town of Thompson).
- Resolutions extending the sales tax abatement periods for three ongoing projects: **Homstedt, LLC and North Branch Cider Mill LLC** (North Branch Cider Mill in the Town of Callicoon); **NY Thompson III, LLC** (4 megawatt solar photovoltaic electricity generating facility along Old Route 17 in the Town of Thompson); and **Maude Crawford Realty LLC and Bridgeville Ski Company Inc.**

The Board also adopted its 2025 budget and financial plan.

The SCFC and TSCILDC Boards also met on October 21<sup>st</sup>, at which time they adopted their 2025 budgets and financial plans, and conducted routine business.

Following the meetings IDA staff filed the IDA, SCFC, and TSCILDC budgets with New York State and local agencies and officials.

On September 30<sup>th</sup> IDA staff attended a land use law training session presented by Pace University School of Law and sponsored by the Sullivan County Division of Planning. On October 22<sup>nd</sup> staff participated in the Pattern for Progress Cener for Housing Solutions Annual Housing conference. On October 30<sup>th</sup> staff provided information on IDA and SCFC loan and lease programs to agricultural producers, as part of Cornell Cooperative Extension Sullivan County's Farm Business Training Series.

The next meeting of the IDA Board is scheduled for Monday, November 18<sup>th</sup> at 11:00 AM in the Legislative Committee Room at the Sullivan County Government Center.

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