

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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REGULAR MEETING MINUTES
Monday, April 7, 2025

I. CALL TO ORDER

Mr. Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:20 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Philip Vallone
Scott Smith
Sean Brooks
Ira Steingart
Joseph Perrello

Members Absent-

Howard Siegel
Kathleen Lara
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-

Shawn Griffin, Project Counsel (via Zoom)

III. APPROVAL OF MEETING MINUTES

Ms. Flad noted a few changes to be made to the prior meeting minutes. On a motion made by Mr. Smith, and seconded by Mr. Perrello, the Board voted and unanimously approved the February 10, 2025 meeting minutes with the revisions.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Vallone and seconded by Mr. Smith, the Board voted and unanimously approved the revised schedule of payments showing seven payments in the amount of \$30,793.12.

On a motion made by Mr. Vallone and seconded by Mr. Smith, the Board voted and unanimously approved the closure of the **RJ Baker Corp/Beaverkill Studio Inc** escrow account held at Jeff Bank.

V. NEW BUSINESS

On a motion made by Mr. Brooks and seconded by Mr. Perrello, the Board reviewed and discussed a resolution authorizing the Chairman, Chief Executive Officer, or Executive Director of the Agency to

execute and deliver an omnibus amendment to project documents and any related documents relating to the **Gibbers Estates LLC** and **M E P Wholesalers Corp** project. This resolution relates to the construction of a retail facility and warehousing space for HVAC materials in the Town of Fallsburg. Mr. Steingart called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Brooks and seconded by Mr. Steingart, the Board reviewed and discussed a resolution authorizing the execution and delivery of one or more mortgages to secure one or more loans from one or more lenders to **NY Fallsburg (Frank Brown Road) LLC** in an aggregate amount not to exceed \$7,000,000. This resolution relates to a photovoltaic electricity generating facility in the Town of Fallsburg. Mr. Steingart called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Vallone and seconded by Mr. Brooks, the Board reviewed and discussed a resolution of the Agency appointing **NY Fallsburg II 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 resolution relates to a photovoltaic electricity generating facility in the Town of Fallsburg. Mr. Steingart called the motion to question, the Board voted, and the resolution was unanimously approved.

VI. PUBLIC COMMENT AND ADJOURNMENT

Mr. Steingart asked the Board and others present for public comment. The Board recognized the comments of Mr. Perrello. On a motion made by Mr. Vallone, and seconded by Mr. Perrello, the Board adjourned the meeting at approximately 11:28 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator