

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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MEETING MINUTES
Monday, February 10, 2025

I. CALL TO ORDER

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:04 AM 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
Scott Smith
Ira Steingart
Joseph Perrello

Members Absent-

Philip Vallone
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

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Steingart and seconded by Ms. Lara, the Board voted and unanimously approved the January 13, 2025 meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board voted and unanimously approved the revised schedule of payments showing eleven payments in the amount of \$21,797.88.

V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT

There were no questions.

VI. NEW BUSINESS

On a motion made by Ms. Lara and seconded by Mr. Smith, the Board reviewed and discussed the **Revised Governance Committee Policy**. The revision includes adding a clause to the "Other Responsibilities" section, which is consistent with the SCFC and TSCILDC Governance Committee

policies, and changing the title "Managing Director" to "Executive Director." Chairman Siegel called the motion to question, the Board voted, and the revised Governance Committee Policy was unanimously approved.

On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board reviewed and discussed the **Agency's Procurement Policy, Investment Policy, and Disposition of Real Property Guidelines**. Chairman Siegel called the motion to question, the Board voted, and the policies and guidelines were unanimously approved.

The Board conducted its annual review of the **Agency's Mission Statement and Performance Measurements**. Ms. Flad read the performance measurement questions. All present members of the Board voted yes in response, and approved the Mission Statement and Performance Measurement Report. The absent members will be sent an email for their review and approval.

Ms. Flad referred to the **2024 Board Self Evaluation Forms** which will be compiled and presented to the Board at the next scheduled meeting.

On a motion made by Mr. Smith and seconded by Mr. Perrello, the Board entered executive session to discuss the financial history of a particular corporation at approximately 11:42 AM.

On a motion made by Mr. Smith and seconded by Mr. Steingart, the Board exited executive session at approximately 11:49 AM.

On a motion made by Mr. Steingart and seconded by Mr. Perrello, The Board gave approval for the Agency to initiate the termination process for the **Beaverkill Studio Inc. and RJ Baker Corp.** Project due to the lack of insurance coverage and to ensure that the property is returned to taxable status by March 1, 2025. Chairman Siegel called the motion to question, the Board voted, and the motion was unanimously approved.

VII. ADJOURN

On a motion made by Mr. Steingart and seconded by Mr. Perrello, the Board adjourned the meeting at approximately 11:51 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator