

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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

MEETING NOTICE

TO: Suzanne Loughlin, IDA Chairperson
Kathleen Lara, IDA Vice Chairperson
Carol Roig, IDA Secretary
Howard Siegel, IDA Treasurer & Chief Financial Officer
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
Chairman and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
Walter Garigliano, Esq., IDA Counsel

FROM: Jennifer Flad, Executive Director

DATE: June 4, 2024

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

Date: Monday, June 10, 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, JUNE 10, 2024**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

Monday, May 13, 2024 Regular Meeting and Tuesday, May 28, 2024 Special Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT

VI. NEW BUSINESS

Resolution: Authorizing the Agency to Provide Funding to the Partnership for Economic Development in Sullivan County, Inc. for the Second Quarter of 2024

Resolution: Extending the Sales Tax Abatement Period for the Mountain Kosher Food Corp. and 286 EB LLC Project from July 1, 2024 Through and Including December 31, 2024

Resolution: Extending the Sales Tax Abatement Period for the M E P Wholesalers Corp. and Gibbers Estates LLC Project from July 1, 2024 Through and Including December 31, 2024

Resolution: Extending the Sales Tax Abatement Period for the Monticello Industrial Park LLC Project from July 1, 2024 Through and Including December 31, 2024

Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

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COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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Monticello, New York 1270133322
Tel: (845) 428-7575
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MEETING MINUTES
Monday, May 13, 2024

I. CALL TO ORDER

Vice Chairperson Lara called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:05 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Kathleen Lara
Carol Roig
Howard Siegel
Scott Smith
Sean Brooks
Ira Steingart

Members Absent-

Suzanne Loughlin
Philip Vallone
Paul Guenther

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
Will Frank, Project Counsel
Shawn Griffin, Project Counsel for NY Forestburgh I LLC (via Zoom)

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Smith, and seconded by Mr. Siegel, the Board voted and unanimously approved the April 8, 2024 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

Ms. Padu presented the Board with a revised schedule of payments showing nine payments totaling \$12,161.72. On a motion made by Ms. Roig, and seconded by Mr. Steingart, the Board voted and unanimously approved the schedule of payments.

V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT

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

VI. NEW BUSINESS

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

On a motion made by Ms. Roig, and seconded by Mr. Brooks, the Board reviewed and discussed a resolution of the Agency appointing **NY Forestburgh I 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 relates to the development of a solar photovoltaic electricity generating facility in the Town of Forestburgh. Mr. Siegel recused himself from the discussion because he is a partner in the company that formerly owned the project land. Vice Chairperson Lara called the motion to question, the Board voted, and resolution was approved with Ms. Lara, Ms. Roig, Mr. Smith, Mr. Brooks, and Mr. Steingart in favor, none opposed, and Mr. Siegel abstaining for the above-described reason.

On a motion made by Mr. Brooks, and seconded by Ms. Roig, The Board reviewed and discussed a resolution amending the Payment In Lieu of Taxation Agreement between the Agency and **NY Delaware V LLC.** This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Delaware. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Brooks, and seconded by Ms. Roig, the Board reviewed and discussed a resolution amending the Payment In Lieu of Taxation Agreement between the Agency and **NY Thompson II LLC.** This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Thompson. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Steingart, and seconded by Mr. Siegel, the Board reviewed and discussed a resolution amending the Payment In Lieu of Taxation Agreement between the Agency and **Rosemond Solar LLC.** On a motion by Mr. Siegel, and seconded by Mr. Brooks, the Board discussed amending certain language in the PILOT Agreement. On a motion made by Ms. Roig, and seconded by Mr. Steingart, the Board voted and unanimously approved the resolution as amended. This resolution relates to a solar photovoltaic electricity generating facility in the Town of Fallsburg.

On a motion made by Mr. Siegel, and seconded by Mr. Steingart, the Board reviewed and discussed a resolution authorizing additional financing for **Gibbers Estates LLC** and **MEP Wholesalers Corp** and authorizing the Chairperson or Executive Director to execute and deliver one or more mortgages and all related documents. This resolution relates to the construction of an electrical supply retail sales facility with warehousing space in the Town of Fallsburg. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

VII. PUBLIC COMMENT

Vice Chairperson Lara asked those present for comment. There was none.

On a motion made by Mr. Siegel, and seconded by Mr. Smith, the Board entered executive session to discuss the financial history of a particular corporation at approximately 11:24 AM.

On a motion made by Mr. Siegel and seconded by Ms. Roig, the Board exited executive session at approximately 11:34 AM.

VIII. ADJOURN

On a motion made by Ms. Roig, and seconded by Mr. Steingart, the Board adjourned the meeting at approximately 11:35 AM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator

##

DRAFT

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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Monticello, New York 1270133322
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SPECIAL MEETING MINUTES
Tuesday, May 28, 2024

I. CALL TO ORDER

Chairperson Loughlin called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 2:00 PM 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
Carol Roig
Howard Siegel
Philip Vallone
Ira Steingart

Members Absent-

Scott Smith
Paul Guenther (via Zoom)
Sean Brooks

Staff Present-

Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

Staff Absent-

Jennifer Flad, Executive Director

Others Present-

Walter F. Garigliano, Agency Counsel

III. NEW BUSINESS

On a motion made by Mr. Steingart, and seconded by Ms. Roig, the Board reviewed and discussed a resolution authorizing and approving the execution and delivery of a mortgage in an aggregate amount not to exceed \$350,000 securing a loan to **Yasgur Road Productions LLC** from the Dime Bank. This resolution relates to a campground in the Town of Bethel. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

IV. PUBLIC COMMENT AND ADJOURN

Ms. Loughlin asked the Board and others present for comment. There was none. On a motion made by Mr. Vallone, and seconded by Ms. Lara, the Board adjourned the meeting at approximately 2:02 PM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator

##

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway, Monticello, NY 12701

845-428-7575

SCHEDULE OF PAYMENTS: June 10, 2024

No.	Vendor	Description	Amount
1	Charter Communications	Phone and Internet Services June 2024	\$ 284.95
2	Elan Financial	Zoom, Adobe, FP Mailing Solution, Asure Software, Sullivan County Clerk Office	\$ 268.02
3	Hardin Kundla McKeon & Poletto	Hudsut/HVFG	\$ 13,963.01
4	Jennifer Flad	Travel & Expenses Reimbursement	\$ 1,374.21
5	New Southern Tier Title Agency	Office Rent: July 2024	\$ 3,700.00
6	New York State Economic Development Council	NYSEDC Summer IDA Academy (I.Steingart)	\$ 125.00
7	USDA Rural Development	RMAP Loan Payment June 2024	\$ 2,370.41
8	Walter F. Garigliano, P.C.	June 2024 Retainer, Sales Tax Exemption Legal Fees (Monticello Industrial Park, Mountain Kosher / 286 EB, MEP Wholesales / Gibbers Estates)(<i>pass through</i>)	\$ 1,000.00
9	Wilson Elser Moskowitz Edelman & Dicker LLP	Hudsut/HVFG	\$ 1,944.00
TOTAL			\$ 25,029.60
I certify that the payments listed above were audited by the Board of the IDA on June 10, 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.			
_____			<u>6/10/2024</u>
Signature			Date

Expenses Approved and Paid Since Last Regular Meeting (5/13/24)

No.	Vendor	Description	Amount
1			\$ -
2			\$ -
TOTAL			\$ -

Other Expenses and Items Paid Since Last Regular Meeting 5/13/24)—no approval required

No.	Vendor	Description	Amount
1	Payroll Expenses	Payroll Check Dates: 5/17/24, 5/31/24	\$ 22,134.08
2	Jennifer Flad	April and May Health Insurance Reimbursement	\$ 2,075.00
3	Bethanii Padu	April and May Health Insurance Reimbursement	\$ 258.77
TOTAL			\$ 24,467.85

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

May 30, 2024

The IDA Board held its regular monthly meeting on May 13th. At that time the Board adopted the following resolutions:

- **NY Forestburgh I, LLC:** Resolution approving this project, for the construction of an approximately 5 MWac solar photovoltaic electricity generating facility in the Town of Forestburgh.
- **Maude Crawford Realty LLC and Bridgeville Ski Company Inc.:** Resolution authorizing an increase in the authorized sales and use tax abatement for this project (renovation and rehabilitation of Holiday Mountain Ski & Fun Park in the Town of Thompson).
- **NY Delaware V, LLC** (Town of Delaware), **NY Thompson II, LLC** (Town of Thompson), and **Rosemond Solar, LLC** (Town of Fallsburg): Resolutions authorizing the amendment of the Payment in Lieu of Taxation (PILOT) Agreements for these three community solar projects, so the PILOT payments will more closely reflect these facilities' appraised values based on the statewide appraisal model for such facilities.
- **M E P Wholesalers Corp. and Gibbers Estates LLC:** Resolution authorizing the execution and delivery of a mortgage not to exceed \$2,400,000 to secure a loan financing this project (HVAC and electrical supply retail sales facility in the Town of Fallsburg).

The Sullivan County Funding Corp. (SCFC) and The Sullivan County Infrastructure Local Development Corporation (TSCILDC) also met on May 13th to conduct routine business.

The IDA Board held a special meeting on May 28th to authorize the execution and delivery of a mortgage in an amount not to exceed \$350,000 to secure a loan financing the **Yasgur Road Productions, LLC** project (development of a campground in the Town of Bethel).

During June IDA staff members will attend the New York State Economic Development Council's four-day Basic Economic Development Course in Albany. The syllabus focuses on concepts and trends in economic development, development location, and practical techniques and best practices of successful development.

##

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on June 10, 2024 at 11:00 a.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairperson Suzanne Loughlin, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]

The following persons were also present:

- Jennifer M. Flad, Executive Director
- Ira Steingart, Chief Executive Officer
- Julio Garaicoechea, Project Manager
- Bethanii Padu, Economic Development Coordinator
- Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. __ - 24

RESOLUTION AUTHORIZING THE AGENCY TO PROVIDE FUNDING TO THE PARTNERSHIP FOR ECONOMIC DEVELOPMENT IN SULLIVAN COUNTY, INC. (“PARTNERSHIP”) FOR THE SECOND CALENDAR QUARTER OF 2024

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, since 1995, the Agency has contracted for services from the Partnership; and

WHEREAS, the Agency previously authorized execution of an Agreement for services for the four- (4) year period from January 1, 2024 to December 31, 2027 (“Agreement”); and

WHEREAS, the Partnership and the Agency entered into the Agreement, effective January 1, 2024; and

WHEREAS, the Agency desires to authorize a payment for services to the Partnership for the second calendar quarter of 2024 in the amount of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) Dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency is hereby authorized to make a payment for services to the Partnership for the second calendar quarter of 2024 in the amount of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) Dollars.

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments, documents, and to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or in the opinion of the officer, employee or agent acting on behalf of the Agency desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all the terms, covenants and provisions of the documents for and on behalf of the Agency.

Section 3. These resolutions shall take effect immediately.

The question of adoption of the foregoing resolutions were duly put to a vote on roll call, which resulted as follows:

Suzanne Loughlin	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :
:SS
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

- I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency (“Agency”) with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
- Such resolution was passed at a meeting of the Agency duly convened in public session on June 10, 2024 at 11:00 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]

- The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Suzanne Loughlin	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 10th day of June, 2024.

Carol Roig, Secretary

Mountain kosher food corp and 286 EB LLC

Project # 48012210A

In regard to the above project, we are expecting to be finished in the next few months, probably in the Fall of 2024, however, there will still be some work and purchasing that will need to be finished.

We still have excavating and paving to be done in the parking lot and some indoor and outdoor signage will still need to be completed.

I don't have the exact companies that will be doing this work as we are now receiving estimates for this work.

We would respectfully like to ask to extend our June, 30 2024 deadline.

Thanking you in advance

Moish Neiman

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on June 10, 2024 at 11:00 a.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by _____, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator
Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. ____ - 24

RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE MOUNTAIN KOSHER FOOD CORP. (“MOUNTAIN KOSHER”) AND 286 EB LLC (“286 EB” AND TOGETHER WITH MOUNTAIN KOSHER, THE “COMPANY”) PROJECT FROM JULY 1, 2024 THROUGH AND INCLUDING DECEMBER 31, 2024

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, on or about December 14, 2022, the Agency closed a lease/leaseback transaction with the Company consisting of (i) construction and equipping of an approximately

27,0000 +/- square foot building to include a supermarket and accessory warehousing space (“Building”) situate on one (1) parcel of real estate containing approximately 4.80 acres of land located at 286 East Broadway, Village of Monticello (“Village”), Town of Thompson (“Town”), County of Sullivan (“County”), State and identified on the Town tax map as Section 113, Block 4, Lot 3 (“Land”); (ii) construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iii) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the “Project”); and (iv) lease of the Project from the Agency to the Company; and

WHEREAS, on or about December 14, 2022, the Agency and the Company entered into an Agent and Project Agreement (“Agent Agreement”) pursuant to which the Agency designated the Company as agent of the Agency; and

WHEREAS, contemporaneously with the execution of the Agent Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter granting a sales tax exemption for purchases related to the construction and equipping of the Project, which letter has expired; and

WHEREAS, the current Sales Tax Exemption Letter expires on June 30, 2024; and

WHEREAS, on or about May 30, 2024, the Company requested that the sales tax abatement period be extended for another six (6) months to expire on December 31, 2024 to continue construction and equipping of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended from July 1, 2024 through and including December 31, 2024, and it is further

RESOLVED, that the Chairperson or Executive Director of the Agency, each acting individually, are each hereby authorized, on behalf of the Agency, to execute and deliver a sales tax exemption extension letter from July 1, 2024 through and including December 31, 2024 with respect to the Project along with any other documents necessary to effectuate the intent of this Resolution.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.



**HVAC &
ELECTRICAL
SUPPLIES**

RECEIVED
MAY 24 2024

BY: 

Attention IDA Program,

We would like to request for the IDA program to be extended for another six (6) months since we got delayed on the project because of the weather. We expect to complete the structure of the building by June 1st. At that point, we will start to work on the interior. We still need to do the inside framing, plumbing, electric, HVAC and low voltage. After that, we still need to do the sheet rock and paint, do the flooring tiles, and also finish the outside doors, landscaping, etc. We most likely still need another four to five months.

CHAIM KATZ

☎ 845-200-2070

✉ chaim@mepwholesalers.com

🌐 www.mepwholesalers.com

📍 2 fairground rd. monticello ny 12701

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on June 10, 2024 at 11:00 a.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by _____, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]

The following persons were also present:

- Jennifer M. Flad, Executive Director
- Ira Steingart, Chief Executive Officer
- Julio Garaicoechea, Project Manager
- Bethanii Padu, Economic Development Coordinator
- Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. ____ - 24

RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR GIBBERS ESTATES LLC (“GIBBERS”) AND M E P WHOLESALERS CORP. (“M E P,” AND TOGETHER WITH GIBBERS COLLECTIVELY, THE “COMPANY”) PROJECT FROM JULY 1, 2024 THROUGH AND INCLUDING DECEMBER 31, 2024

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, on or about December 7, 2023, the Company closed a lease/leaseback transaction with the Company consisting of the: (i) acquisition, construction, installation and

equipping of an approximately 15,000 +/- square foot building to include a heating, ventilation, air conditioning, and electrical supply retail sales facility with accessory office and warehousing space (“Building”) situate on one (1) parcel of real estate containing approximately 7.01 acres of land located on La Vista Drive, Town of Fallsburg (“Town”), County of Sullivan (“County”), State of New York and identified on the Town tax map as Section 60, Lot 1, Block 21.1 (“Land”); (ii) construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iii) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the “Project”); and (iv) lease of the Project from the Agency to the Company; and

WHEREAS, on or about on or about December 7, 2023, the Agency and the Company entered into an Agent and Project Agreement (“Agent Agreement”) pursuant to which the Agency designated the Company as agent of the Agency; and

WHEREAS, contemporaneously with the execution of the Agent Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter granting a sales tax exemption for purchases related to the construction and equipping of the Project, which letter expires on June 30, 2024; and

WHEREAS, on or about May 30, 2024, the Company requested that the sales tax abatement period be extended for another six (6) months to expire on December 31, 2024 to continue construction and equipping of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended from July 1, 2024 through and including December 31, 2024, and it is further


RESOLVED, that the Chairperson or Executive Director of the Agency, each acting individually, are each hereby authorized, on behalf of the Agency, to execute and deliver a sales tax exemption extension letter from July 1, 2024 through and including December 31, 2024 with respect to the Project along with any other documents necessary to effectuate the intent of this Resolution.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Suzanne Loughlin	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain

The resolutions were thereupon duly adopted.

Monticello Industrial Park LLC
Deer Park, New York 11729
Attn: President
June 3, 2024

RECEIVED
JUN 04 2024
BY: 

County of Sullivan Industrial Development Agency
548 Broadway
Monticello, NY 12701

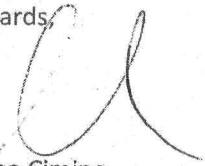
Dear County of Sullivan Industrial Development Agency:

Please accept this request to extend the sales tax abatement for Monticello Industrial Park LLC's project located at SBL 130.-1-19.2 of Monticello, Town of Thompson, County of Sullivan.

This project is for (i) acquisition of one (1) parcel of land containing approximately 84 acres located along Rose Valley Road within the Village of Monticello ("Village"), Town of Thompson ("Town"), Sullivan County, New York and identified on the Village tax map as Section 130, Block 1, Lot 19,2 (the "Land"), (ii) construction, installation and equipping of water, sewer, roadway, and drainage infrastructure located on the Land ("Infrastructure Improvements") for future development as a commercial/industrial park; (iii) installation of utilities, electricity, lighting, and connectivity infrastructure (iv) acquisition in and around the Land and the Infrastructure Improvements of certain items of equipment and tangible personal property.

Thank you for your consideration.

Regards,



Cono Cimino

President

Monticello Industrial Park LLC
Deer Park, New York 11729
Attn: President

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on June 10, 2024 at 11:00 a.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by _____, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator
Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. ____ - 24

***RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD
FOR THE MONTICELLO INDUSTRIAL PARK LLC ("COMPANY")
PROJECT FROM JULY 1, 2024 THROUGH AND INCLUDING DECEMBER
31, 2024***

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, on or about August 25, 2022, the Company presented an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) acquisition of one (1) parcel of land containing approximately 84.57 acres located along Rose Valley Road within the Village of Monticello

(“Village”), Town of Thompson, Sullivan County, New York and identified on the Village tax map as Section 130, Block 1, Lot 19.2 (the “Land”), (ii) construction, installation and equipping of water, sewer, roadway, and drainage infrastructure located on the Land (the “Infrastructure Improvements”) for future development as a commercial/industrial park; (iii) installation of utilities, electricity, lighting and connectivity infrastructure; (iv) acquisition in and around the Land and the Infrastructure Improvements of certain items of equipment and other tangible personal property (the “Equipment” and collectively with the Land and the Infrastructure Improvements, the “Project”); and (v) lease of the Project from the Agency to the Company; and

WHEREAS, on or about December 1, 2022, the Agency and the Company entered into an Agent and Project Agreement (“Agent Agreement”) pursuant to which the Agency designated the Company as agent of the Agency; and

WHEREAS, contemporaneously with the execution of the Agent Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter granting a sales tax exemption for purchases related to the construction and equipping of the Project, which letter has expired; and

WHEREAS, the current Sales Tax Exemption Letter expires on June 30, 2024; and

WHEREAS, on or about June 3, 2024, the Company requested that the sales tax abatement period be extended for another six (6) months to expire on December 31, 2024 to continue the construction of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended from July 1, 2024 through and including December 31, 2024, and it is further

RESOLVED, that the Chairperson or Executive Director of the Agency, each acting individually, are each hereby authorized, on behalf of the Agency, to execute and deliver a sales tax exemption extension letter from July 1, 2024 through and including December 31, 2024 with respect to the Project along with any other documents necessary to effectuate the intent of this Resolution.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.