

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

SPECIAL 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
Chairperson and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
Walter Garigliano, Esq., IDA Counsel

FROM: Jennifer Flad, Executive Director

DATE: September 23, 2024

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

Date: Friday, September 27, 2024

Time: 3:00 PM

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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**SPECIAL MEETING AGENDA
FRIDAY, SEPTEMBER 27, 2024**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

August 12, 2024 Regular Meeting; September 4, 2024 Special Meeting

IV. NEW BUSINESS

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

Discussion: Proposed 2025 Budget

Executive Session: To Discuss Current Litigation

Any and All Other Business Before the Board

V. PUBLIC COMMENT AND ADJOURN

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MEETING MINUTES
Monday, August 12, 2024

I. CALL TO ORDER

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:13 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
Paul Guenther
Ira Steingart

Members Absent-

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
William Frank, Project Counsel (Via Zoom)
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Guenther and seconded by Mr. Steingart, the Board voted and unanimously approved the July 8, 2024 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Ms. Lara, and seconded by Ms. Roig, the Board voted and unanimously approved the revised schedule of payments showing nine payments in the total amount of \$29,641.32.

V. STAFF REPORT

There were no questions on the July staff report.

VI. NEW BUSINESS

On a motion made by Mr. Guenther and seconded by Ms. Roig, the Board reviewed and discussed a resolution authorizing execution and delivery of a mortgage to secure a loan from Jeff Bank to **Homstedt LLC and North Branch Cider Mill LLC** in an aggregate amount not to exceed \$500,000. This resolution relates to the renovation and redevelopment of the North Branch Cider Mill. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Ms. Roig, and seconded by Mr. Steingart, the Board reviewed and discussed a resolution amending the Payment In Lieu of Taxation (PILOT) Agreement between the Agency and **NY Mamakating I LLC**. This resolution relates to the development of solar photovoltaic electricity generating facility in the Town of Mamakating. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously adopted.

Ms. Flad presented to the Board an update on the authorized signers for all IDA bank accounts. The Board affirmed that the authorized signers are: **Chairman and Treasurer/ CFO** – Howard Siegel, **Assistant Treasurer** – Scott Smith, and **CEO** – Ira Steingart.

VII. PUBLIC COMMENT

Chairman Siegel asked those present for comment. The Board recognized the comments of Ken Walter.

On a motion made by Mr. Smith and seconded by Ms. Lara, the Board entered executive session to discuss matters relating to the financial history of a particular corporation at approximately 11:22 AM.

On a motion made by Mr. Guenther and seconded by Ms. Lara, the Board exited executive session at approximately 11:31 AM.

VIII. ADJOURN

On a motion made by Mr. Smith, and seconded by Mr. Guenther, the Board adjourned the meeting at approximately 11:32 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator
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SPECIAL MEETING MINUTES
Wednesday, September 4, 2024

I. CALL TO ORDER

Secretary Roig called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 9:36 AM in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Carol Roig
Philip Vallone
Scott Smith
Paul Guenther
Ira Steingart
Joseph Perrello

Members Absent-

Howard Siegel
Kathleen Lara
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. BILLS AND COMMUNICATIONS

On a motion made by Mr. Steingart and seconded by Mr. Vallone the Board voted and unanimously approved the revised schedule of payments showing eleven payments in the total amount of \$34,616.74.

IV. NEW BUSINESS

On a motion made Mr. Vallone, and seconded by Mr. Smith, the Board reviewed and discussed a resolution of the Agency appointing **Fay Hospitality Catskills 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 the proposed acquisition and renovation of Villa Roma Resort and Conference Center in the Town of Delaware. Secretary Roig called the motion to question, the Board voted, and the resolution was unanimously approved.

V. PUBLIC COMMENT AND ADJOURN

Secretary Roig 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 9:43 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator

DRAFT

RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on September 27, 2024 at 3:00 p.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>
Howard Siegel	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]

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 THIRD 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 third 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 third 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:

Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] 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
Joseph Perrello	[] 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:

1. 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.

2. Such resolution was passed at a meeting of the Agency duly convened in public session on September 27, 2024 at 3:00 p.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>
Howard Siegel	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]

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

Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] 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
Joseph Perrello	[] 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 27th day of September, 2024.

Carol Roig, Secretary

**County of Sullivan Industrial Development Agency
PROPOSED 2025 Budget- Revenues**

	2023 Actual	2024 Budget	Current 9/1/2024	Estimated 2024 Final	2025 Budget
ANNUAL LEASE PAYMENTS (Annual Agency Fees)					
234 Main Street, LLC	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
457 Equities Monticello Corp.	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
Adelaar Developer, LLC (Waterpark)	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
Amytra Development, LLC.	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00
Be Neet LLC & Jeff Sanitation Inc.	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
Beaverkill Studio/ RJ Baker	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Bethel Performing Arts Center, LLC	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
BRR Brothers III, LLC	5,000.00	5,000.00	0.00	0.00	0.00
Catskill Hospitality Holding, LLC.	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00
Center for Discovery, Inc.	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
Center One Holdings LLC	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
Deb El Foods	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
Dimifini-Fallsburg LLC	0.00	0.00	0.00	0.00	1,000.00
Doetsch Family II, LLC. (Seminary Hill Cider)	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00
Doetsch Family III, LLC. (Seminary Hill Suites)	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Doetsch Family III, LLC (Old Ross House)	750.00	750.00	750.00	750.00	750.00
EPR Concord II LP (Infrastructure)	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
ERREI, LLC (Golf)	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
ERREII, LLC. (EV Hotel)	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
Fay Hospitality Catskills LLC	0.00	12,000.00	4,750.00	4,750.00	12,000.00
Forestburgh Property, LLC.	3,000.00	3,000.00	36,000.00	36,000.00	0.00
Four Goats LLC	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
FSH Lodge at Neversink, LLC	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00
Gibbers Estates LLC / M E P Wholesalers	250.00	0.00	3,000.00	3,000.00	3,000.00
Hudsut LLC & HVFG LLC	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00
Frito-Lay (f/k/a Ideal Snacks)	7,000.00	0.00	0.00	0.00	0.00
Jam Two/International Contractors Corp.	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Loughlin & Billig, P.C.	1,000.00	1,000.00	10,000.00	10,000.00	0.00
Maude Crawford Realty/ Bridgeville Ski Co.	1,925.00	3,000.00	3,300.00	3,300.00	3,300.00
Metallized Carbon Corporation	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Millennium Pipeline Company	0.00	0.00	19.00	19.00	0.00
MHC 83, LLC (Former Canopy Liberty)	2,500.00	2,500.00	2,500.00	2,500.00	0.00
Mogenavland, LLC (Bethel)	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
Mogenavland, LLC (Tusten)	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
Monticello Industrial Park	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
Montreign Operating Company (Casino)	166,250.00	166,250.00	166,250.00	166,250.00	166,250.00
Mountain Kosher Grocery	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00
Nonni's Acquisition Co., Inc.	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00
North Branch Cider Mill	400.00	1,200.00	1,200.00	1,200.00	1,200.00
Peck's Market, Inc.	1,500.00	1,500.00	4,500.00	4,500.00	0.00
Pestech Exterminating, Inc.	5,250.00	0.00	0.00	0.00	0.00
RGG Realty & Columbia Ice & Cold Storage	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00
Rock Meadow Partners	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Rolling V Bus Corp.	1,000.00	1,000.00	1,000.00	1,000.00	0.00
SCCC Dormitory Corporation	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00
SPT Ivey 61 Emerald MOB	9,167.00	9,167.00	9,167.00	9,167.00	0.00
Sullivan Glen Wild Corporation	0.00	0.00	5,000.00	5,000.00	5,000.00
Sunset Lake Local Development Corporation	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
SVG 26, LLC.	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
Theowins, LLC (et al)	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
Veria Lifestyle Inc. (Infrastructure)	8,750.00	8,750.00	8,750.00	8,750.00	8,750.00
Veria Wellness Center	43,750.00	43,750.00	43,750.00	43,750.00	43,750.00
Veteran NY 55 Sturgis LLC	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
West Delaware Hydro	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00
Yasgur Road Productions	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
TOTAL AGENCY FEES	\$ 508,642.00	\$ 510,017.00	\$ 551,086.00	\$ 551,086.00	\$ 496,150.00
OTHER REVENUES					
Building & Equipment Lease Payments	118,881.00	123,065.00	96,610.00	118,736.00	126,500.00
Interest Income - Loans & Leases	41,102.00	39,017.00	31,242.00	40,000.00	40,000.00
Interest Income - Bank & CD	3,830.00	4,500.00	2,885.00	4,000.00	4,000.00
Reimbursement from SCFC	10,000.00	10,000.00	7,500.00	10,000.00	10,000.00
Reimbursement from TSCILDC	12,000.00	12,000.00	0.00	12,000.00	12,000.00
Project Fees (One Time)	127,074.00	85,000.00	74,915.00	85,000.00	115,000.00
Application Fees	1,625.00	2,000.00	625.00	2,000.00	2,000.00
Late Fee & Misc.	257.00	0.00	827.00	1,000.00	0.00
TOTAL OTHER REVENUES	\$ 314,769.00	\$ 275,582.00	\$ 214,604.00	\$ 272,736.00	\$ 309,500.00
TOTAL REVENUES	\$ 823,411.00	\$ 785,599.00	\$ 765,690.00	\$ 823,822.00	\$ 805,650.00

County of Sullivan Industrial Development Agency
PROPOSED 2025 Budget - Expenses

	2023 Actual	2024 Budget	Current 9/1/24	Est. 2024 Total	2025 Budget
PROFESSIONAL SERVICES					
Accounting	15,000.00	15,000.00	15,500.00	15,500.00	16,000.00
General Consulting	7,188.00	8,500.00	14,110.00	26,000.00	12,000.00
Legal	72,673.00	100,000.00	46,440.00	70,000.00	110,000.00
TOTAL	\$ 94,861.00	\$ 123,500.00	\$ 76,050.00	\$ 111,500.00	\$ 138,000.00
SALARY & BENEFITS					
Executive Director	94,615.00	95,000.00	65,769.00	95,000.00	95,000.00
Chief Executive Officer	52,000.00	52,000.00	34,000.00	52,000.00	52,000.00
Project Manager	69,808.00	70,000.00	48,462.00	70,000.00	70,000.00
Economic Development Coordinator	48,077.00	50,000.00	34,615.00	50,000.00	50,000.00
Health Insurance	16,793.00	30,000.00	9,991.00	18,600.00	30,000.00
Payroll Expenses	28,980.00	32,185.00	20,677.00	31,015.00	33,000.00
TOTAL	\$ 310,273.00	\$ 329,185.00	\$ 213,514.00	\$ 316,615.00	\$ 330,000.00
DUES & SUBSCRIPTIONS					
Credit Reports	-	250.00	-	-	250.00
Economic Dev. Council Dues	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Subscriptions	4,600.00	5,000.00	4,720.00	7,100.00	5,100.00
TOTAL	\$ 6,100.00	\$ 6,750.00	\$ 6,220.00	\$ 8,600.00	\$ 6,850.00
PROMOTION					
Advertising	403.00	500.00	433.00	575.00	500.00
Hudson Valley AgriBusiness Devt. Corp.	15,000.00	30,000.00	30,000.00	30,000.00	30,000.00
Partnership for Economic Dev.	100,000.00	100,000.00	50,000.00	100,000.00	100,000.00
Pattern for Progress	5,230.00	5,300.00	5,390.00	5,390.00	5,500.00
TOTAL	\$ 120,633.00	\$ 135,800.00	\$ 85,823.00	\$ 135,965.00	\$ 136,000.00
OTHER OPERATING EXPENSES					
Rent	38,400.00	44,400.00	33,000.00	44,400.00	44,400.00
Telephone/Fax/Computer	4,454.00	4,500.00	3,204.00	4,500.00	4,500.00
Office Supplies and Misc. Expense	5,918.00	7,500.00	3,470.00	5,000.00	7,500.00
Travel Expenses	280.00	2,500.00	41.00	1,000.00	2,500.00
Insurance (IDA)	13,361.00	18,000.00	23,306.00	40,000.00	19,500.00
Postage	3,278.00	2,250.00	1,242.00	2,200.00	2,700.00
Repairs & Maintenance	-	250.00	10,071.00	11,000.00	250.00
Equipment Purchase	-	1,000.00	-	-	1,000.00
Conferences, Seminars, Workshops	250.00	1,500.00	2,776.00	3,500.00	2,000.00
Bad Debt Expense	2,795.00	1,880.00	12,679.00	12,679.00	2,000.00
Expense Reserve	-	3,000.00	-	-	3,000.00
TOTAL	\$ 68,736.00	\$ 86,780.00	\$ 89,789.00	\$ 124,279.00	\$ 89,350.00
TOTAL EXPENSES	\$ 600,603.00	\$ 682,015.00	\$ 471,396.00	\$ 696,959.00	\$ 700,200.00