

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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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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