

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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MEETING MINUTES
Monday, December 16, 2024

I. CALL TO ORDER

Vice Chairperson Lara called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 9:22 AM in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Kathleen Lara
Carol Roig
Scott Smith
Ira Steingart
Joseph Perrello

Members Absent-

Howard Siegel
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-

Shawn Griffin, Project counsel for NY Fallsburg (via Zoom)

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Steingart and seconded by Ms. Roig, the Board voted and unanimously approved the November 18, 2024 meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Perrello and seconded by Mr. Smith, the Board voted and unanimously approved the schedule of payments showing five payments in the amount of \$13,656.07.

V. STAFF REPORT

There were no questions on the November staff report.

VI. NEW BUSINESS

On a motion made by Ms. Roig and seconded by Mr. Perrello, the Board reviewed and discussed a resolution of the Agency appointing **NY Fallsburg (Frank Brown Road) 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

related to the proposed development of a 4 MW solar photovoltaic electricity generating facility in the Town of Fallsburg. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Smith and seconded by Ms. Roig, the Board reviewed and discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development** in Sullivan County for the fourth calendar quarter of 2024. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Perrello and seconded by Mr. Smith, the Board reviewed and discussed a resolution extending the sales tax abatement period for **Monticello Industrial Park LLC** project from January 1, 2025 through and including June 30, 2025. This resolution relates to the proposed development of roadways and infrastructure to facilitate the future development of a commercial/industrial park in the Town of Thompson. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

On motion made by Mr. Perrello and seconded by Ms. Roig the Board reviewed and discussed a resolution directing the recapture of sales and use tax benefits exceeding the amount authorized from **FSH Lodge at Neversink LLC and 7491 State Route 55 Property Co LLC**. Mr. Steingart disclosed that his Steingart Associates, Inc. has a business relationship with the project company but he has no financial interest in the outcome of the resolution. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

VII. PUBLIC COMMENT AND ADJOURN

Vice Chairperson Lara asked those present for comment. There was none. On a motion made by Mr. Perrello and seconded by Mr. Smith, the Board adjourned the meeting at approximately 9:32 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator