

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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SPECIAL MEETING MINUTES
Monday, March 31, 2025

I. CALL TO ORDER

Chairman Siegel called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 3:04 PM 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
Philip Vallone
Scott Smith
Sean Brooks
Ira Steingart
Joseph Perrello

Members Absent-

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
Shawn Griffin, Project Counsel (via Zoom)
Andrew Arias, Cooper Arias LLP, Agency Auditor

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Lara and seconded by Mr. Smith, the Board voted and unanimously approved the February 10, 2025 meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Brooks and seconded by Mr. Smith, the Board voted and unanimously approved the schedule of payments showing five payments in the amount of \$17,190.67.

V. STAFF REPORT

There were no questions on the February/March staff report.

VI. NEW BUSINESS

Mr. Arias on behalf gave a brief presentation on the **2024 audited financial statements**. On a motion made by Mr. Brooks, and seconded by Ms. Lara, the Board voted and unanimously accepted the financial information contained in the **2024 Public Authorities Reporting Information System (PARIS)** annual report, and unanimously accepted the PARIS certified financial audit report, PARIS procurement report, and PARIS investment report.

On a motion made by Mr. Brooks, and seconded by Mr. Steingart, the Board reviewed and discussed a resolution authorizing the agency to provide funding to the **Partnership for Economic Development** in Sullivan County for the first calendar quarter of 2025. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Perrello, and seconded by Ms. Lara, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Homestead LLC and North Branch Cider Mill LLC** project from April 1, 2025 through and including September 30, 2025. This resolution relates to the renovation and redevelopment of the North Branch Cider Mill in the Town of Callicoon. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Ms. Lara, and seconded by Mr. Smith, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Fay Hospitality Catskills LLC** project from April 1, 2025 through and including September 30, 2025. This resolution relates to the acquisition and renovation of the Villa Roma Resort and Conference Center in the Town of Delaware. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Ms. Lara, and seconded by Mr. Perrello, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **NY Thompson III** project from April 1, 2025 through and including September 30, 2025. This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Thompson. Mr. Siegel recused himself from the discussion because he has an ownership interest in the company that owns the project parcel, which is leased to NY Thompson III LLC. Chairman Siegel called the motion to question, the Board voted, and the resolution was approved with Ms. Lara, Mr. Smith, Mr. Vallone, Mr. Brooks, Mr. Perrello, and Mr. Steingart in favor, none opposed, and Mr. Siegel abstaining.

On a motion made by Mr. Steingart, and seconded by Mr. Brooks, the Board reviewed and discussed a resolution authorizing the execution and delivery of a mortgage to secure a loan from Live Oak Banking Company to **NY Forestburgh I LLC**. This resolution relates to the proposed development of a solar photovoltaic electricity generating facility in the Town of Forestburgh. Mr. Siegel recused himself from the discussion because he has an ownership interest in the company that owns the project parcel, which is leased to NY Forestburgh I LLC. Chairman Siegel called the motion to question, the Board voted, and the resolution was approved with Ms. Lara, Mr. Smith, Mr. Vallone, Mr. Brooks, Mr. Perrello, and Mr. Steingart in favor, none opposed, and Mr. Siegel abstaining.

Chairman Siegel referred to the **2024 Board Self Evaluation Forms**, the results which have been compiled and presented to the Board. There were no questions.

On a motion made by Mr. Steingart, and seconded by Ms. Lara, the Board entered executive session to discuss the financial history of a particular corporation at approximately 3:20 PM.

On a motion made by Mr. Smith, and seconded by Mr. Steingart, the Board exited executive session at approximately 3:47 PM.

Mr. Siegel and Mr. Perrello left the meeting after executive session. Ms. Lara conducted the rest of the meeting.

VII. PUBLIC COMMENT ADJOURN

Vice Chairperson Lara asked those present for comment. There was none. On a motion made by Mr. Smith and seconded by Mr. Brooks, the Board adjourned the meeting at approximately 3:48 PM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator