

SULLIVAN COUNTY FUNDING CORPORATION

548 Broadway
Monticello, New York 12701
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TTY 711

SPECIAL MEETING NOTICE

TO: Suzanne Loughlin, Chairperson
Edward Sykes, Vice Chairman
Carol Roig, Secretary
Howard Siegel, Treasurer & Chief Financial Officer
Scott Smith, Assistant Treasurer
Paul Guenther, Member
Sean Brooks, Member
Philip Vallone, Member
Chairman and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
John Kiefer, Agency Chief Executive Officer
Walter Garigliano, Esq., Agency Counsel
FROM: Jennifer Flad, Executive Director
DATE: November 9, 2022

PLEASE TAKE NOTICE that there will be a Special Meeting of the Sullivan County Funding Corporation scheduled as follows:

DATE: Monday, November 14, 2022

TIME: 11:10 AM (Immediately following the Regular Meeting of the County of Sullivan IDA)

LOCATION: Legislative Committee Room, Sullivan County Government Center, 100 North Street, Monticello, New York

This meeting will also be livestreamed on the Sullivan County Funding Corporation's [YouTube Channel](#).

Meeting documents will be posted on the Sullivan County Funding Corporation's website [here](#).

PLEASE SEE REVERSE FOR AGENDA

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**SPECIAL MEETING MONDAY, NOVEMBER 14, 2022
AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

October 17, 2022 Special Meeting

IV. BILLS AND COMMUNICATIONS

V. NEW BUSINESS

Resolution: Authorizing Acceptance of the Conveyance of Real Property in the Town of Thompson from Sullivan County (re: Communications Tower Parcel, Town of Thompson)
Any and All Other Business Before the Board

VI. PUBLIC COMMENT AND ADJOURN

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Sullivan County Funding Corporation
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SPECIAL MEETING MINUTES
October 17, 2022

I. CALL TO ORDER

Chairperson Suzanne Loughlin called to order the special meeting of the Sullivan County Funding Corporation at approximately 11:11 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, New York 12701.

II. ROLL CALL

Members Present-

Suzanne Loughlin
Howard Siegel
Carol Roig
Paul Guenther
Scott Smith
Philip Vallone

Members Absent-

Edward Sykes
Sean Brooks

Staff Present-

John Kiefer, Chief Executive Officer
Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager

Staff Absent-

None

Others Present-

Walter Garigliano, Agency Counsel
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Guenther, and seconded by Mr. Smith, the Board approved the minutes of the August 8, 2022 Special Meeting.

IV. BILLS AND COMMUNICATIONS

Ms. Flad presented the Schedule of Payments showing 3 payments in the total amount of \$8,845.11. On a motion made by Mr. Siegel, and seconded by Ms. Roig, the Schedule of Payments were unanimously approved.

V. QUARTERLY FINANCIAL REPORT

Attorney Garigliano noted that Non-Current Assets shows the former Landfill Phase II parcel at its aggregate value, however 99% of that value are proceeds to the County. Therefore, there should be a liability included to balance the asset.

VI. NEW BUSINESS

On a motion made by Ms. Roig, and seconded by Mr. Siegel, the Board reviewed and discussed the FY 2023 Budget. Attorney Garigliano recommended transferring the funding obligation of Hudson Valley AgriBusiness Development Corporation ("HVADC") to CSIDA. Attorney Garigliano recommended decreasing the 2023 administrative fee to the County of Sullivan IDA ("CSIDA") from \$20,000 to \$10,000 annually. Mr. Vallone made a motion to amend the budget as suggested, and Mr. Guenther seconded the motion. The Board voted and unanimously approved the amendment. Thereafter the Board voted and the FY 2023 Budget as amended was unanimously approved.

Attorney Garigliano updated the Board that the Monticello Industrial Park LLC Option relating to the purchase of the landfill phase II parcel has been exercised.

VII. PUBLIC COMMENT AND ADJOURNMENT

Chairperson Loughlin asked those present for Public Comment. There was none. On a motion by Mr. Guenther and seconded by Chairperson Loughlin, the meeting was adjourned at approximately 11:19 AM.

Respectfully submitted:
Julio Garaicoechea, Project Manager

DRAFT

RESOLUTION

A regular meeting of the Sullivan County Funding Corporation (“SCFC”) was convened on November 14, 2022 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	[]	[]
Edward T. Sykes	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Philip Vallone	[]	[]

The following persons were also present:

- Jennifer M. Flad, Executive Director
- John W. Kiefer, Chief Executive Officer
- Julio Garaicoechea, Project Manager
- Walter F. Garigliano, General Counsel

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

Resolution No. __ - 22

**RESOLUTION AUTHORIZING ACCEPTANCE OF THE CONVEYANCE
OF REAL PROPERTY IN THE TOWN OF THOMPSON
FROM SULLIVAN COUNTY (“COUNTY”)**

WHEREAS, by Section 1411 of the Not-For-Profit Corporation Law of the State of New York, as amended (hereinafter collectively called the “Act”), SCFC was established for certain charitable and public purposes including, among other things, relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding a community or geographical area by attracting new industry to the community or area or by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, by Resolution No. 446-22 duly adopted on October 20, 2022 (“County Authorizing Resolution”), the County Legislature determined that the parcel of real property acquired by the County for construction of a communications tower was no longer needed since the communications tower has been constructed and is operational; and

WHEREAS, the tax map parcel described in the County Authorizing Resolution is Section 35, Block 1, Lot 9.1 (“Communications Tower Parcel”); and

WHEREAS, SCFC is willing to take title to the Communications Tower Parcel for the purpose of supporting economic development in Sullivan County.

NOW, THEREFORE, BE IT RESOLVED by the members of the Board as follows:

- Section 1. SCFC is hereby authorized to accept the conveyance of the Communications Tower Parcel.
- Section 2. The directors, officers, employees and agents of SCFC are hereby authorized and directed for and in the name and on behalf of SCFC to execute and deliver all documents and agreements to accept title to the Communications Tower Parcel.
- Section 3. This Resolution shall take effect immediately.

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
Edward T. Sykes	<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
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
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.

70329-035v2

STATE OF NEW YORK)
 ss.:
COUNTY OF SULLIVAN)

I, the undersigned Secretary of the Sullivan County Funding Corporation (“SCFC”), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of SCFC, including the resolutions contained therein, held on November 14, 2022, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of SCFC and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given in accordance with Article 7 of the New York Public Officers Law, that all members of SCFC had due notice of the meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand on this 14th day of November, 2022.

Secretary

Legislation Details (With Text)

File #: ID-5003 **Version:** 1 **Name:**
Type: Resolution **Status:** Passed
File created: 10/19/2022 **In control:** County Legislature
On agenda: 10/20/2022 **Final action:** 10/20/2022
Enactment date: 10/20/2022 **Enactment #:** 446-22

Title: Authorize the sale of Real Property at Emerald Corporate Park, Rock Hill, New York

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
10/20/2022	1	Executive Committee	carried at Committee	Pass
10/20/2022	1	County Legislature	adopted	Pass

Narrative of Resolution:

Authorize the sale of Real Property at Emerald Corporate Park, Rock Hill, New York

If Resolution requires expenditure of County Funds, provide the following information:

Amount to be authorized by Resolution: Click or tap here to enter text.

Are funds already budgeted? Choose an item.

Specify Compliance with Procurement Procedures:

AUTHORIZING THE SALE OF REAL PROPERTY AT EMERALD CORPORATE PARK, ROCK HILL, NEW YORK.

Legislators Doherty, and Conklin offer the following:

WHEREAS, Sullivan County, by Resolution 276-20, adopted July 23, 2020, voted to transfer property from the Emerald Corporate Park, LDC to the County of Sullivan., and

WHEREAS: The County of Sullivan has erected a communications tower on part of that land providing the County with enhanced Emergency Services coverage as well as leasing space on the tower for cellular communications apparatus; and

WHEREAS, The County of Sullivan has reassessed its needs for the remaining portions of said parcel and

determined that the property is no longer necessary to achieve the County's objectives; and

WHEREAS : The county of Sullivan recognizes that it is in the best interest of both the Town of Thompson and the County of Sullivan to promote and encourage economic development throughout the County in General and in the Rock Hill area specifically; and

WHEREAS, with the development of a new medical facility as well as other projects which have obtained approval from the Planning Board of the Town of Thompson there currently exists specific opportunities to maximize the value of the Real Property toward enhancing economic opportunities in the County, and

WHEREAS, the Sullivan County Funding Corporation is the agency best situated to consider viable offers that coordinate well with economic development models in the Rock Hill Area; **NOW, THEREFORE IT IS:**

RESOLVED: That the County Manager or the Chairman of the Sullivan County Legislature is hereby authorized to enter into a contract to transfer the 23.94 acre parcel of Real Property situated and located in the Hamlet of Rock Hill, Town of Thompson, County of Sullivan and referred to as SBL 35-1-9.1 comprised of 23.94 acres on the tax map of the Town of Thompson to the Sullivan County Funding Corp for the purchase of identifying the best available candidate to purchase the subject parcel and develop same consistent with current or future economic development models for that area; and it is further

RESOLVED: That the Sullivan County Funding Corporation shall receive a fee equal to 10% of the gross proceeds obtained in conjunction with said sale.