

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

**One Cablevision Center  
Ferndale, New York 12734  
(845) 295-2603 – telephone  
(845) 295-2604 – fax**

**SPECIAL MEETING MINUTES**

**Thursday, May 18, 2017**

**I. CALL TO ORDER**

Chairman Steingart called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 9:30 AM, in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York.

**II. ROLL CALL**

***Members Present-***

Ira Steingart  
Howard Siegel  
Edward Sykes  
Joseph Perrello

***Members Absent-***

Suzanne Loughlin  
Sean Rieber  
Scott Smith  
Paul Guenther  
Carol Roig

***Staff Present-***

Jen Flad, Executive Director  
Julio Garaicoechea, Project Manager

***Staff Absent-***

None

***Others Present-***

Steve White, Agency CEO  
Walter Garigliano Esq., Agency Counsel  
Tara Lewis, Garigliano Law Offices  
Andrew Ford, Sullivan County Attorney's Office  
Charles Degliomini, Montreign Operating Company  
Ryan Eller, Montreign Operating Company  
George Duke, Esq., Montreign Operating Company  
Daniel Axelrod, *Times Herald-Record*  
Ken Walter

**III. RECESS**

Because a quorum of members was not present, Chairman Steingart called for the meeting to recess until 10:00 AM. Mr. Perrello made a motion to recess the meeting. Mr. Sykes seconded the motion, the Board voted, and the meeting was recessed at approximately 9:35 AM, to reconvene at 10:00 AM in this location.

**IV. CALL TO ORDER- RECONVENED MEETING**

Chairman Steingart called to order the reconvened special meeting of the County of Sullivan Industrial Development Agency at approximately 10:00 AM, in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York.

**V. ROLL CALL**

***Members Present-***

Ira Steingart  
Suzanne Loughlin  
Sean Rieber  
Howard Siegel  
Edward Sykes  
Joseph Perrello

***Members Absent-***

Scott Smith  
Paul Guenther  
Carol Roig

***Staff Present-***

Jen Flad, Executive Director  
Julio Garaicoechea, Project Manager

***Staff Absent-***

None

***Others Present-***

Steve White, Agency CEO  
Walter Garigliano Esq., Agency Counsel  
Andrew Ford, Sullivan County Attorney's Office  
Charles Degliomini, Empire Resorts Inc.  
Ryan Eller, Empire Resorts Inc.  
George Duke, Esq.  
Claude D'Alessandro, Center for Discovery  
Daniel Axelrod, *Times-Herald Record*  
Ken Walter

**VI. BILLS AND COMMUNICATIONS**

Mr. Garaicoechea handed out a revised schedule of payments. Mr. Siegel made a motion to approve the revised schedule of payments. Mr. Perrello seconded the motion, the Board voted, and the revised schedule of payments was unanimously approved.

**VII. NEW BUSINESS**

Mr. Perrello made a motion to discuss the proposed resolution authorizing and approving the execution and delivery of one or more mortgages and related financing documents in an aggregate amount not to exceed \$35,000,000 relating to the **Montreign Operating Company** project. Mr. Siegel seconded the motion. Attorney Garigliano handed out a revised resolution and advised of some minor changes to the resolution that was previously distributed. Charles Degliomini introduced Ryan Eller, the new President and Chief Operating Officer of Empire Resorts Inc., the parent company of Montreign Operating Company. Mr. Eller provided a brief status update on the project and thanked the Board for their consideration. There being no further discussion, the Board voted and the resolution was unanimously approved.

**VIII. PUBLIC COMMENT AND ADJOURNMENT**

Chairman Steingart asked the Board and others present for comment. There was none. On a motion made by Ms. Loughlin and seconded by Mr. Sykes the meeting was adjourned at approximately 10:14 AM.

Respectfully submitted:

Jen Flad, Executive Director

Julio Garaicoechea, Project Manager

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