

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway
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MEETING NOTICE

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

FROM: Jennifer Flad, Executive Director

DATE: November 7, 2023

PLEASE TAKE NOTICE that there will be a Regular Meeting of the County of Sullivan Industrial Development Agency scheduled as follows:

Date: Monday, November 13, 2023

Time: 11:00 AM

Location: Legislative Committee Room, Sullivan County Government Center, 100 North Street, Monticello, New York 12701

This meeting video will also be livestreamed on the [IDA's YouTube Channel](#).

Meeting documents will be posted online [here](#).

SEE REVERSE FOR AGENDA

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**MEETING AGENDA
MONDAY, NOVEMBER 13, 2023**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

October 16, 2023 Regular Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT

VI. NEW BUSINESS

Resolution: Appointing Gibbers Estates LLC and M E P Wholesalers Corp. as Agent of the Agency for the Purpose of Acquiring, Constructing, Installing, and Equipping the Project; Making Certain Findings and Determinations with Respect to the Project; Authorizing the Execution and Delivery of an Agent and Project Agreement; Authorizing the Execution of a Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement, and Related Documents with Respect to the Project (re: HVAC and electrical supply retail facility in the Town of Fallsburg)

Resolution: Authorizing the Engagement of Special Transaction Counsel for the Dimifini-Fallsburg, LLC Project (re: Rolling V Bus in the Town of Fallsburg)

Resolution: Authorizing an Amendment of the Empire Resorts Real Estate I, LLC Payment in Lieu of Taxation Agreement (re: Monster Golf Course in the Town of Thompson)

Resolution: Authorizing an Amendment of the Empire Resorts Real Estate II, LLC Payment in Lieu of Taxation Agreement (re: Alder Hotel in the Town of Thompson)

Executive Session: To Discuss the Financial History of a Particular Corporation

Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

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