

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

548 Broadway  
Monticello, New York 12701  
(845) 428-7575 - Voice  
(845) 428-7577 - Fax  
[www.sullivanida.com](http://www.sullivanida.com)  
TTY 711

**MEETING NOTICE**

**TO:** Suzanne Loughlin, IDA Chairperson  
Kathleen Lara, IDA Vice Chairperson  
Carol Roig, IDA Secretary  
Howard Siegel, IDA Treasurer & Chief Financial Officer  
Philip Vallone, IDA Assistant Secretary  
Scott Smith, IDA Assistant Treasurer  
Paul Guenther, IDA Member  
Sean Brooks, IDA Member  
Ira Steingart, IDA Member & Chief Executive Officer  
Chairman and Members of the Sullivan County Legislature  
Josh Potosek, Sullivan County Manager  
Walter Garigiano, Esq., IDA Counsel  
**FROM:** Jennifer Flad, Executive Director  
**DATE:** July 3, 2024

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

**Date:** Monday, July 8, 2024  
**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](#).

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**MEETING AGENDA  
MONDAY, JULY 8, 2024**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MEETING MINUTES**

June 10, 2024 Regular Meeting

**IV. BILLS AND COMMUNICATIONS**

**V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT**

**VI. NEW BUSINESS**

Resolution: Authorizing and Approving the Annual Payment of the Fee for Services Due Hudson Valley Agribusiness Development Corporation for the Period July 1, 2024 to June 30, 2025

Resolution: Authorizing the Amendment of the Maude Crawford Realty LLC and Bridgeville Ski Company Inc. d/b/a Holiday Mountain Project Documents to Include an Additional Parcel of Land

Resolution: Authorizing the Execution of an Amended and Restated Master Development and Agent Agreement Between the Agency and Monticello Industrial Park LLC to Extend the Development Period for an Additional Period of Two Years to December 31, 2029

Resolution: Appointing a Chairman of the Agency and Updating Committee Appointments of the Board of Directors

Any and All Other Business Before the Board

**VII. PUBLIC COMMENT AND ADJOURN**

##

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**MEETING MINUTES**  
**Monday, June 10, 2024**

**I. CALL TO ORDER**

Vice Chairperson Lara called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:02 AM in the Legislative Committee 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  
Sean Brooks  
Ira Steingart

***Members Absent-***

Suzanne Loughlin  
Howard Siegel  
Philip Vallone  
Paul Guenther

***Staff Present-***

Jennifer Flad, Executive Director  
Ira Steingart, Chief Executive Officer

***Staff Absent-***

Julio Garaicoechea, Project Manager  
Bethanii Padu, Econ. Devt. Coordinator

***Others Present-***

Walter F. Garigliano, Agency Counsel

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Smith, and seconded by Ms. Roig, the Board voted and unanimously approved the May 13, 2024 regular meeting minutes and May 28, 2024 special meeting minutes.

**IV. BILLS AND COMMUNICATIONS**

On a motion made by Ms. Roig, and seconded by Mr. Smith, the Board voted and unanimously approved the revised schedule of payments showing ten payments in the total amount of \$26,229.60.

**V. STAFF REPORT**

There were no questions on the May staff report.

**VI. NEW BUSINESS**

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, Inc.** for the second calendar quarter of 2024. Vice Chairperson Lara called the question, the Board voted, and resolution was unanimously adopted.

On a motion made by Mr. Brooks and seconded by Ms. Roig, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Mountain Kosher Food Corp. and 286 EB**

**LLC** Project from July 1, 2024 through and including December 31, 2024. Ms. Lara called the question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Brooks and seconded by Mr. Steingart, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Gibbers Estates LLC and M E P Wholesalers Corp.** Project from July 1, 2024 through and including December 31, 2024. Ms. Lara called the question, the Board voted, and the resolution was unanimously adopted.

On a motion made by Mr. Brooks and seconded by Mr. Smith, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Monticello Industrial Park LLC** Project from July 1, 2024 through and including December 31, 2024. Ms. Lara called the question, the Board voted, and the resolution was unanimously adopted.

## **VII. PUBLIC COMMENT**

Vice Chairperson Lara asked those present for comment. There was none.

On a motion made by Ms. Roig and seconded by Mr. Smith, the Board entered executive session to discuss the financial history of a particular corporation at approximately 11:06 AM.

On a motion made by Mr. Steingart and seconded by Ms. Roig, the Board exited executive session at approximately 11:25 AM.

## **VIII. ADJOURN**

On a motion made by Mr. Smith and seconded by Ms. Roig, the Board adjourned the meeting at approximately 11:26 AM.

Respectfully submitted:  
Jennifer Flad, Executive Director  
##

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY****548 Broadway, Monticello, NY 12701****845-428-7575****SCHEDULE OF PAYMENTS: July 8, 2024**

<b>No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
1	Allspring Global Investments	2024 IRA Matching Contribution - J. Flad	\$ 3,500.00
2	AT&T Mobility	Telephone Services (6/21/24 - 7/20/24)	\$ 92.03
3	Charter Communications	Phone and Internet Services July 2024	\$ 284.95
4	Elan Financial	Zoom, Adobe, FedEx, Residence Inn ( Loding NYSEDC Basic Economic Development Course ), NYSDOS (UCC Amendments), Asure Software, Sullivan County Clerk Office	\$ 1,565.09
5	Kristt Kelly	Office Supplies (Toner, Pens, Paperclips, Paper)	\$ 175.94
6	New Southern Tier Title Agency	Office Rent: August 2024	\$ 3,700.00
7	New York State Department of Labor	Unemployment Insurance- Interest Assessment Surcharge	\$ 59.04
8	Sullivan County Democrat	1 Year Subscription Renewal	\$ 69.00
9	USDA Rural Development	RMAP Loan Payment July 2024	\$ 2,370.41
10	Walter F. Garigliano, P.C.	July 2024 Retainer	\$ 250.00
11	Wilson Elser Moskowitz Edelman & Dicker LLP	Hudsut/HVFG	\$ 1,368.00
<b>TOTAL</b>			<b>\$ 13,434.46</b>
I certify that the payments listed above were audited by the Board of the IDA on July 8, 2024 and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants in the amount opposite its name.			
<hr/>			<u>7/8/2024</u>
<b>Signature</b>			<b>Date</b>

**Expenses Approved and Paid Since Last Regular Meeting (6/10/24)**

<b>No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
			\$ -
			\$ -
<b>TOTAL</b>			<b>\$ -</b>

**Other Expenses and Items Paid Since Last Regular Meeting 6/10/24)—no approval required**

<b>No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
1	Payroll Expenses	Payroll Check Dates: 6/14/24, 6/28/24	\$ 22,134.14
2	Payroll Expenses	J. Flad Health Insurance Reimbursement June 2024	\$ 1,037.50
			\$ -
<b>TOTAL</b>			<b>\$ 23,171.64</b>

**ACTIVITY REPORT –JUNE 2024**  
**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY (IDA), SULLIVAN COUNTY**  
**FUNDING CORPORATION (SCFC), THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL**  
**DEVELOPMENT CORPORATION (TSCILDC)**

July 2, 2024

The IDA Board held its regular monthly meeting on June 10th. At that time the Board adopted the following resolutions:

- **Partnership for Economic Development in Sullivan County, Inc.:** Resolution authorizing the second quarter 2024 payment.
- **Mountain Kosher Food Corp. and 286 EB LLC** (grocery store in Monticello); **Gibbers Estates LLC and M E P Wholesalers Corp.** (heating, ventilation, air conditioning, and electrical supply retail facility in Fallsburg); and **Monticello Industrial Park LLC** (infrastructure and connectivity on former landfill expansion parcel in Monticello): Resolutions extending the sales tax abatement periods for these projects.

During June IDA staff members attended the New York State Economic Development Council's (NYSEDC) four-day Basic Economic Development Course in Albany. The course focused on concepts and trends in economic development, development location, and practical techniques and best practices for successful development.

In July staff will attend NYSEDC's IDA Academy, a one-day session in Binghamton that provides training on the powers and tools available to IDAs, legislative updates, public policy discussions, and other matters to help us operate the office more efficiently and effectively.

##

**County of Sullivan IDA Balance Sheet Quarterly Report**

ASSETS	12/31/2023	3/31/2024	6/28/2024
Current Assets			
Cash	\$ 6,812,235.00	\$ 7,146,372.00	\$ 7,013,120.00
Restricted Cash	\$ 699,410.00	\$ 749,065.00	\$ 784,695.00
Accounts Receivable	\$ 50,213.00	\$ 45,589.00	\$ 48,822.00
Prepaid Expense	\$ 25,397.00	\$ 25,397.00	\$ 25,397.00
Operating Leases Receivable- Current	\$ 123,547.00	\$ 118,136.00	\$ 116,254.00
Capital Leases Receivable- Current	\$ 28,999.00	\$ 29,217.00	\$ 29,437.00
Notes Receivable- Current	\$ 54,274.00	\$ 58,245.00	\$ 56,259.00
Total Current Assets	<u>\$ 7,794,075.00</u>	<u>\$ 8,172,021.00</u>	<u>\$ 8,073,984.00</u>
Non-Current Assets			
Operating Leases Receivable	\$ 532,935.00	\$ 495,859.00	\$ 468,244.00
Capital Leases Receivable	\$ 214,219.00	\$ 206,832.00	\$ 199,390.00
Notes Receivable	\$ 405,956.00	\$ 386,706.00	\$ 375,111.00
Capital Assets, Net	\$ 2,659,317.00	\$ 2,677,495.00	\$ 2,767,576.00
Total Non-Current Assets	<u>\$ 3,812,427.00</u>	<u>\$ 3,766,892.00</u>	<u>\$ 3,810,321.00</u>
 TOTAL ASSETS	 \$ 11,606,502.00	 \$ 11,938,913.00	 \$ 11,884,305.00
LIABILITIES			
Current Liabilities			
Accounts Payable	\$ 35,426.00	\$ -	\$ 56,105.00
Accrued Payroll	\$ 6,694.00	\$ -	\$ -
Unearned Revenue	\$ 28,917.00	\$ -	\$ -
Note Payable- Current	\$ 24,309.00	\$ 24,431.00	\$ 24,554.00
Total Current Liabilities	<u>\$ 95,346.00</u>	<u>\$ 24,431.00</u>	<u>\$ 80,659.00</u>
Non-Current Liabilities			
Note Payable	\$ 193,568.00	\$ 189,428.00	\$ 183,253.00
Total Non-Current Liabilities	<u>\$ 193,568.00</u>	<u>\$ 189,428.00</u>	<u>\$ 183,253.00</u>
 TOTAL LIABILITIES	 \$ 288,914.00	 \$ 213,859.00	 \$ 263,912.00
DEFERRED INFLOWS OF RESOURCES			
Leases	\$ 656,446.00	\$ 613,995.00	\$ 574,630.00
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>\$ 656,446.00</u>	<u>\$ 613,995.00</u>	<u>\$ 574,630.00</u>
 TOTAL NET POSITION	 <u>\$ 10,661,142.00</u>	 <u>\$ 11,111,059.00</u>	 <u>\$ 11,045,763.00</u>

The above balance sheet does not include sales tax escrows, project escrows, or PILOT escrows, which are shown below.

Sales Tax Escrow Funds	\$ 255,704.00	\$ 255,365.00	\$ 255,405.00
PILOT Escrow Funds	\$ 656,240.00	\$ 232,174.00	\$ 303,624.00
Project Escrow Funds	\$ 64,885.00	\$ 74,885.00	\$ 69,885.00
Total Escrow Funds Held by IDA:	<u>\$ 976,829.00</u>	<u>\$ 562,424.00</u>	<u>\$ 628,914.00</u>

6/28/2024  
accrual basis

**County of Sullivan Industrial Development Agency**  
**Profit & Loss Budget vs. Actual**

	<u>Jan-Mar 2024</u>	<u>Apr-Jun 2024</u>	<u>YTD 2024</u>	<u>2024 Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
4000 · Project Fees (one time)	20,610.00	25,693.00	46,303.00	85,000.00	54%
4002 · Agency Annual Fees	531,336.00	9,000.00	540,336.00	510,017.00	106%
4003 · Application Fees	250.00	250.00	500.00	2,000.00	25%
4004 · Interest Income-Bank & CD	969.00	956.00	1,925.00	4,500.00	43%
4005 · Interest Income- Loans & Leases	9,308.00	15,270.00	24,578.00	39,017.00	63%
4006 · Late Fee & Misc. Income	215.00	-	215.00	-	n/a
4011 · Rental Income- Food Hub Bldg	7,000.00	5,250.00	12,250.00	-	n/a
Equipment Lease Payments	34,756.00	25,122.00	59,878.00	123,065.00	49%
4022 · SCFC Mgt & Admin Svcs	2,500.00	2,500.00	5,000.00	10,000.00	50%
4023 TSCILDC Mgt & Admin Svcs	-	-	-	12,000.00	0%
Anticipated New Agency Fees	-	-	-	-	n/a
<b>Total Income</b>	<b>606,944.00</b>	<b>84,041.00</b>	<b>690,985.00</b>	<b>785,599.00</b>	<b>88%</b>
<b>Gross Profit</b>	<b>606,944.00</b>	<b>84,041.00</b>	<b>690,985.00</b>	<b>785,599.00</b>	<b>88%</b>
<b>Expense</b>					
6000 · Personnel **	68,131.00	83,435.00	151,566.00	329,185.00	46%
6001 · Promotion (SC Partnership)	25,000.00	25,000.00	50,000.00	100,000.00	50%
Hudson Valley Agribusiness	-	-	-	30,000.00	0%
6002 · Subscriptions	855.00	1,756.00	2,611.00	5,000.00	52%
6003 · Office Supplies & Misc. Exp.	2,366.00	4,915.00	7,281.00	7,500.00	97%
6003.1 · Non Reimb. Legal Fees	10,051.00	20,159.00	30,210.00	100,000.00	30%
6003.2 · Non Reimb. Accounting	15,500.00	-	15,500.00	15,000.00	103%
6003.3 · Non Reimb. Consulting	343.00	10,417.00	10,760.00	8,500.00	127%
6007 · Rent Expense	11,100.00	14,800.00	25,900.00	44,400.00	58%
6008 · Telephone/Fax/Computer	936.00	1,697.00	2,633.00	4,500.00	59%
6009 · Insurance	-	-	-	18,000.00	0%
6010 · Postage	1,000.00	73.00	1,073.00	2,250.00	48%
6012.3 · Conferences & Seminars	-	2,776.00	2,776.00	1,500.00	185%
6035 Travel Expenses	-	41.00	41.00	2,500.00	2%
Equipment Purchases- In House	-	-	-	1,000.00	0%
6011 Repairs & Maintenance	10,071.00	-	10,071.00	250.00	4028%
6012.6 · Dues	6,890.00	-	6,890.00	6,800.00	101%
6017 · Advertising	180.00	252.00	432.00	500.00	86%
6012.5 Credit Reports	-	-	-	250.00	0%
6040 Expense Reserve	-	-	-	3,000.00	0%
8010 Bad Debt Expense	12,679.00	-	12,679.00	1,880.00	674%
<b>Total Expense</b>	<b>165,102.00</b>	<b>165,321.00</b>	<b>330,423.00</b>	<b>682,015.00</b>	<b>48%</b>
<b>Net Income</b>	<b>441,842.00</b>	<b>(81,280.00)</b>	<b>360,562.00</b>	<b>103,584.00</b>	

**6/28/2024**  
*accrual basis*



CSIDA LOAN STATUS 06/30/2024

REVOLVING LOAN FUND

Active Loans

Recipient	Purpose of Loan	Original Loan Amount	Date Loan Closed	Current Principal Balance	Status
Nort Branch Cider Mill	CR	\$ 75,000.00	7/13/2023	\$ 75,000.00	current
Cochecton Holdings	ME	\$ 90,000.00	5/9/2023	\$ 86,462.56	curent
David & Donalette Appel	FFE	\$ 84,098.25	4/20/2016	\$ 14,112.43	delinquent

Recently Closed Out Loans

Recipient	Purpose of Loan	Original Loan Amount	Date Loan Closed	Current Principal Balance	Status
Justin Sutherland	FFE	\$ 36,000.00	11/29/2017	\$ -	paid in full 6/14/24
BHFM, Inc.	WC	\$ 50,000.00	5/4/2018	\$ -	paid in full 6/26/23
Be Neet LLC and Jeff Sanitation, Inc.	FFE	\$ 50,000.00	2/27/2017	\$ -	paid in full 3/22/22
Il Nam Chon and Nam Yi Kim d/b/a Salt and Pepper the Kitchen	CR	\$ 50,000.00	5/25/2016	\$ -	paid in full 6/3/21
Jane Axamethy d/b/a The Bake House	CR, FFE, WC	\$ 20,000.00	5/31/2011	\$ -	paid in full 5/3/21

RURAL MICROENTREPRENEUR ASSISTANCE PROGRAM

Active Loans

Company Name	Purpose of Loan	Original Loan Amount	Date Loan Closed	Current Principal Balance	Status
2 Queens	FFE	\$ 46,000.00	7/14/2023	\$ 42,944.00	current
3 Franks	FFE	\$ 45,000.00	7/13/2023	\$ 42,010.43	current

Recently Closed Out Loans

Prohibition Distillery LLC	WC, FFE	\$ 50,000.00	5/8/2015	\$ -	paid in full 6/10/22
Red Cottage Inc.	FFE	\$ 9,500.00	5/8/2015	\$ -	paid in full 12/29/21
Catskill Distilling Company, Ltd.	FFE	\$ 50,000.00	5/8/2015	\$ -	paid in full 5/24/21
Red Cottage Inc.	WC	\$ 21,000.00	5/8/2015	\$ -	paid in full 6/2/20
Samba Café and Inn LLC	FFE	\$ 15,000.00	6/28/2012	\$ -	paid in full 7/7/20
ND Pro Media Inc.	WC, FFE	\$ 25,000.00	7/13/2012	\$ 2,795.00	written off 4/12/2023

AGRI-BUSINESS REVOLVING LOAN AND LEASE FUND

Active Loans

Company Name	Purpose of Loan	Original Loan Amount	Date Loan Closed	Current Principal Balance	Status
Agrarian Feast, LLC	CR	\$ 100,000.00	7/16/2021	\$ 96,765.29	current
Murray Bresky	CR	\$ 100,000.00	5/13/2022	\$ 83,060.87	current

Key- Purpose of Loan

Construction/ Renovation	CR
Working Capital	WC
Furniture, Fixtures & Equipment	FFE
Real Estate	RE
Machinery & Equipment	ME

## RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on July 8, 2024 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	[     ]	[     ]
Kathleen Lara	[     ]	[     ]
Carol Roig	[     ]	[     ]
Howard Siegel	[     ]	[     ]
Philip Vallone	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Ira Steingart	[     ]	[     ]

The following persons were also present:

Jennifer M. Flad, Executive Director

Ira Steingart, Chief Executive Officer

Julio Garaicoechea, Project Manager

Bethanii Padu, Economic Development Coordinator

Walter F. Garigliano, Agency General Counsel

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

Resolution No. \_\_ - 24

*RESOLUTION AUTHORIZING AND APPROVING THE ANNUAL PAYMENT OF THE FEE FOR SERVICES DUE HUDSON VALLEY AGRIBUSINESS DEVELOPMENT CORPORATION ("HVADC") FOR THE PERIOD JULY 1, 2024 TO JUNE 30, 2025*

*WHEREAS*, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

**WHEREAS**, by resolution #13-11, the Agency authorized the engagement of HVADC to provide business advisory services to farms and agricultural business located in Sullivan County; and

**WHEREAS**, by resolution #2-12, the Agency transferred responsibility for oversight of the HVADC services agreement to Sullivan County Funding Corporation (“SCFC”); and

**WHEREAS**, since 2011, either the Agency or SCFC has continuously engaged HVADC to provide services to the County’s agricultural community by providing agribusiness technical assistance, project planning and development services, agricultural development support and capital access planning; and

**WHEREAS**, by resolution #22-23, the Agency authorized execution of an Agreement for services for the period commencing July 1, 2023 and ending June 30, 2028 (“Agreement”); and

**WHEREAS**, the Agency and HVADC entered into the Agreement, effective as of July 1, 2023; and

**WHEREAS**, the Agreement between the Agency and HVADC provides for payment of an annual fee for services to HVADC for the period July 1, 2024 to June 30, 2025 in the amount of THIRTY THOUSAND and 00/100 (\$30,000.00) Dollars.

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:**

Section 1. The Agency is hereby authorized to make the annual payment in the amount of THIRTY THOUSAND and 00/100 (\$30,000.00) Dollars to HVADC, as compensation for its services for the period July 1, 2024 to June 30, 2025.

Section 2. This resolution shall take effect immediately.

The question of adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Suzanne Loughlin	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Carol Roig	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Howard Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

The resolution was thereupon duly adopted.

STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency (“Agency”) with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on July 8, 2024 at 11:00 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[ ]	[ ]
Kathleen Lara	[ ]	[ ]
Carol Roig	[ ]	[ ]
Howard Siegel	[ ]	[ ]
Philip Vallone	[ ]	[ ]
Scott Smith	[ ]	[ ]
Paul Guenther	[ ]	[ ]
Sean Brooks	[ ]	[ ]
Ira Steingart	[ ]	[ ]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Suzanne Loughlin	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Carol Roig	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Howard Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal on the 8<sup>h</sup> day of July, 2024.

---

Carol Roig, Secretary



Bridgeville Ski Co, Inc  
dba: Holiday Mountain  
99 Holiday Mountain Road  
Monticello, New York 12701  
845-796-3161

June 6, 2024

Jennifer Flad, Executive Director  
County of Sullivan Industrial Development Agency  
538 Broadway  
Monticello, New York 12701

RE: LAND PURCHASE – ADDING ADJACENT LAND

Dear Jennifer:

We are requesting the County of Sullivan IDA add a parcel we are currently under contract to purchase to our IDA project. This property is adjacent to our existing land, commercially zoned.

Parcel: 452 Bridgeville Road, Thompson, NY  
Tax ID Sec. 32 Block 2 Lot 24.1, Sec 32 Block 2 Lot 23

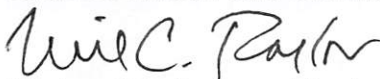
Seller: Restoration Church NY

Purchasing Price: \$180,000

Thank you for your consideration.

Respectfully,

BRIDGEVILLE SKI COMPANY, INC

  
Michael Taylor, president

## RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on July 8, 2024 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	[      ]	[      ]
Kathleen Lara	[      ]	[      ]
Carol Roig	[      ]	[      ]
Howard Siegel	[      ]	[      ]
Philip Vallone	[      ]	[      ]
Scott Smith	[      ]	[      ]
Paul Guenther	[      ]	[      ]
Sean Brooks	[      ]	[      ]
Ira Steingart	[      ]	[      ]

The following persons were also present:

Jennifer M. Flad, Executive Director

Ira Steingart, Chief Executive Officer

Julio Garaicoechea, Project Manager

Bethanii Padu, Economic Development Coordinator

Walter F. Garigliano, Agency General Counsel

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

Resolution No. \_\_ - 24

*RESOLUTION AUTHORIZING AMENDMENT OF THE MAUDE CRAWFORD REALTY LLC (“MCR”) AND BRIDGEVILLE SKI COMPANY INC. D/B/A HOLIDAY MOUNTAIN (“BSC”, AND TOGETHER WITH MCR, COLLECTIVELY, THE “COMPANY”) PROJECT DOCUMENTS TO INCLUDE AN ADDITIONAL PARCEL OF LAND*

*WHEREAS*, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

*WHEREAS*, on or about March 31, 2023, the Company presented an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) acquisition, construction, reconstruction, renovation, rehabilitation, installation and equipping of an existing ski and fun park comprised of seven buildings (“Existing Buildings”) situate on one (1) parcel of real estate consisting of approximately 152.05± acres located at 99 Holiday Mountain Road, Town of Thompson, County of Sullivan, State of New York and identified on the Town of Thompson tax map as Section 32, Block 2, Lot 59 (“Land”); (ii) acquisition, construction, reconstruction, renovation, rehabilitation, installation and equipping of the Existing Buildings; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iv) construction of improvements to the Existing Buildings, the Land and the Equipment (collectively, the Existing Buildings, the Land and the Equipment are referred to as the “Facility” or the “Project”); and (v) lease of the Facility from the Agency to the Company; and

*WHEREAS*, on April 25, 2023, the Agency by resolution #15-23 approved the Project; and

*WHEREAS*, the Agency and the Company entered into the following documents:

1. Agent and Project Agreement, dated May 1, 2023;
2. Environmental Compliance and Indemnification Agreement, dated May 1, 2023;
3. Bill of Sale to Agency, dated May 31, 2023;
4. Bill of Sale to Company, dated May 31, 2023;
5. Lease to Agency and memorandum thereto, dated May 31, 2023;
6. Leaseback to Company and memorandum thereto, dated May 31, 2023; and
7. Payment in Lieu of Tax Agreement, dated May 31, 2023;

(Items 1 through 7 are collectively referred to as the “Project Documents”); and

*WHEREAS*, by its letter, dated April 8, 2024, the Company requested an increase in the authorized amount for the purchase of goods and services from Three Million Five Hundred Thousand and 00/100 (\$3,500,000.00) to Six Million Five Hundred Thousand and 00/100 (\$6,500,000.00) and an increase of the sales and use tax exemption from Two Hundred Eighty Thousand and 00/100 (\$280,000.00) Dollars to Five Hundred Twenty Thousand and 00/100 (\$520,000.00) Dollars due to an additional increase in Project costs; and

*WHEREAS*, the direct and indirect benefits to the local economy of additional construction activity far exceeds the cost of the increased sales and use tax exemption; and

*WHEREAS*, on May 13, 2024, the Agency by resolution #14-24 approved the increase in the authorized sales and use tax abatement; and

*WHEREAS*, by its letter dated June 6, 2024, the Company requested the Agency add an additional parcel of land to the Project that the Company is currently under contract to purchase, which parcel is shown on the Town of Thompson tax map as Section 32, Block 2, Lots 23 and 24.1 (“Additional Land”), which is adjacent to the Land and will become part of the Project; and



*WHEREAS*, the Agency is willing to add the Additional Land to the Land and Project, on the terms and conditions set forth herein.

*NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:*

Section 1. The Agency hereby authorizes the amendment of the Project Documents to add the Additional Land to the Land and Project.

Section 2. The Chairperson, Chief Executive Officer or Executive Director of the Agency, each acting individually, is hereby authorized, on behalf of the Agency, to execute and deliver amendments to the Project Documents or Amended and Restated Project Documents, all with such changes, variations, omissions and insertions as the Chairperson, Chief Executive Officer or Executive Director of the Agency shall approve, the execution thereof by the Chairperson, Chief Executive Officer or Executive Director of the Agency to constitute conclusive evidence of such approval.

Section 3. The Executive Director or Counsel to the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company; and (ii) to do such further things or perform such acts and to execute any and all documents as may be necessary or convenient to implement the provisions of this resolution.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments, documents, and to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or in the opinion of the officer, employee or agent acting on behalf of the Agency desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all the terms, covenants and provisions of the documents for and on behalf of the Agency.

Section 5. These resolutions shall take effect immediately.

The question of adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Suzanne Loughlin	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Carol Roig	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Howard Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency ("Agency") with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on July 8, 2024 at 11:00 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[ ]	[ ]
Kathleen Lara	[ ]	[ ]
Carol Roig	[ ]	[ ]
Howard Siegel	[ ]	[ ]
Philip Vallone	[ ]	[ ]
Scott Smith	[ ]	[ ]
Paul Guenther	[ ]	[ ]
Sean Brooks	[ ]	[ ]
Ira Steingart	[ ]	[ ]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Suzanne Loughlin	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Carol Roig	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Howard Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

***IN WITNESS WHEREOF***, I have hereunto set my hand and seal on the 8<sup>th</sup> day of July, 2024.

---

Carol Roig, Secretary

Connell Foley LLP  
875 Third Avenue  
21st Floor  
New York, NY 10022  
P 212.307.3700 F 212.542.3790

**George C. D. Duke**  
Partner  
Direct Dial 212.542.3772  
GDuke@connellfoley.com

June 25, 2024

*Via Electronic Mail Only*

Jennifer Flad, Executive Director  
County of Sullivan Industrial Development Agency  
548 Broadway  
Monticello, NY 11729

Walter F. Garigliano, Esq., Agency Counsel  
449 Broadway, P.O. Drawer 1069  
Monticello, New York 12701

Re: Request for Extension of Development Period  
Monticello Industrial Park, LLC and RGG Realty, LLC  
130.-1-19.2 & 130.-1-17

Dear Ms. Flad and Mr. Garigliano,

As you know, we represent Monticello Industrial Park LLC (“MIP”), in its purchase of approximately 83 acres (130.-1-19.2) in the Village of Monticello from the Sullivan County Funding Corporation (the “SCFC”) pursuant to a Contract of Sale (the “Contract”) dated October 7, 2022. MIP also entered into a Master Development and Agent Agreement (“MDA”) and various other project documents with the County of Sullivan Industrial Development Agency (the “IDA”) on December 1, 2022. MIP intends to develop the property as a multi-tenanted industrial park (the “Proposed Project”). In April 2024, MIP made a request to the SCFC for an extension of time for MIP to deliver the Proposed Project as required pursuant to its purchase contract with the SCFC due to certain obstacles related to the Village of Monticello’s ability to deliver water to the Proposed Project as required.<sup>1</sup> While we are actively working to resolve these issues, to allow sufficient time to complete the Proposed Project as well as the work contemplated under the MDA,

---

<sup>1</sup> A copy of the Extension Request Letter, dated April 23, 2024 is attached.

we hereby request an extension of the Development Period as defined in the MDA for a period of two years.


Since closing on its purchase in October 2022, MIP has designed, applied for, and obtained a site plan and special use permit from the Village of Monticello for the construction of a 50,000 ft<sup>2</sup> warehouse (expandable to 100,000 ft<sup>2</sup>) including employee parking and loading docks, as well as the subdivision of the property into 8 lots (130.-1-19.2). In addition to obtaining approvals for the new warehouse and subdivision, MIP, in conjunction with RGG Realty, LLC and Apple Ice, designed, applied for, and obtained a site plan and special use permit from the Village of Monticello to add an ice manufacturing plant in its building located on 130.-1-17.

In evaluating its approval of the Apple Ice Warehouse, however, the Village Engineer determined that the project's estimated water demand of 26,000GPD would exceed the current available water supply of the Village of Monticello water system. Water is obviously essential to MIP/Apple Ice's production facility. To address this, MIP/Apple Ice agreed to enter into an agreement with the Village of Monticello committing, at its own expense, to promptly either make the necessary repairs to the Village water system or to bring on a new well within the Village's existing well field. This agreement is being finalized. Once executed, the Village Engineer plans to commission a study evaluating the water system and provide recommendations outlining the required repairs. It is not yet known how long it will take the Village to complete this evaluation and repair. Regardless, MIP/Apple Ice remains ready to immediately fund its portion of the work to ensure the water system repairs occur in a timely manner.

We respectfully request that the IDA take into consideration MIP's significant financial investments, efforts, and accomplishments to date as well as the unique causes for this unforeseen delay and grant a reasonable extension of the time to complete the work contemplated under the MDA.

Very truly yours,

CONNELL FOLEY LLP

By:   
George Duke

## RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on July 8, 2024 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	[     ]	[     ]
Kathleen Lara	[     ]	[     ]
Carol Roig	[     ]	[     ]
Howard Siegel	[     ]	[     ]
Philip Vallone	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Ira Steingart	[     ]	[     ]

The following persons were also present:

Jennifer M. Flad, Executive Director

Ira Steingart, Chief Executive Officer

Julio Garaicoechea, Project Manager

Bethanii Padu, Economic Development Coordinator

Walter F. Garigiano, Agency General Counsel

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

Resolution No. \_\_ - 24

*RESOLUTION AUTHORIZING EXECUTION OF AN AMENDED AND  
RESTATED MASTER DEVELOPMENT AND AGENT AGREEMENT BETWEEN  
THE AGENCY AND MONTICELLO INDUSTRIAL PARK LLC (THE  
“COMPANY”) TO EXTEND THE DEVELOPMENT PERIOD FOR AN  
ADDITIONAL PERIOD OF TWO (2) YEARS TO DECEMBER 31, 2029*

*WHEREAS*, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

*WHEREAS*, on or about December 1, 2022, the Agency and MIP entered into a lease/leaseback transaction to facilitate the (i) (acquisition of one (1) parcel of land containing approximately 84 acres located along Rose Valley Road within the Village of Monticello

(“Village”), Town of Thompson (“Town”), Sullivan County, New York and identified on the Village tax map as Section 130, Block 1, Lot 19.2 (the “Land”), (ii) construction, installation and equipping of water, sewer, roadway, and drainage infrastructure located on the Land (the “Infrastructure Improvements”) for future development as a commercial/industrial park; (iii) installation of utilities, electricity, lighting and connectivity infrastructure; (iv) acquisition in and around the Land and the Infrastructure Improvements of certain items of equipment and other tangible personal property (the “Equipment” and collectively with the Land and the Infrastructure Improvements, the “Project”); and (v) lease of the Project from the Agency to the Company; and

*WHEREAS*, on or about December 1, 2022, the Agency and MIP entered into a Master Development and Agent Agreement (“MDAA”); and

*WHEREAS*, the MDAA at Section 1(a) provides in applicable part as follows:

“1. Scope of Agency and Agency Benefits.

(a) Master Developer Designation - The Agency hereby designates the Company its true and lawful agent and Master Developer for the Project, and the Company hereby accepts such agency on behalf of itself, solely for purposes of undertaking the Project as defined and limited by this Agreement. The Agency shall provide all authorized forms of Agency financial assistance to the Company or its designees for the Project which are or will be the subject of separate applications to the Agency for any improvements to be made on the Land. During a five (5) year period ending on December 31, 2027 (the “Development Period”), the Agency shall not modify, alter or change the proposed forms of financial assistance as more particularly provided for by Section 2 hereof, including, but not limited to the Relevant UTEP Programs, except to the extent that (i) there is a change in supervening Federal or State laws, rules or regulations, or (ii) a change in circumstances or newly discovered information, establishing that the Project or any portion thereof is likely to result in a material harm or endangerment to the public health, safety or welfare, which harm or endangerment cannot be prevented by the Company after reasonable notice and time to cure. In the event that an exception to the protections set forth hereunder occur and continue during the Development Period, said exception shall relate only to the portion or aspect of the Project affected by the newly discovered information or change in circumstances. The Agency shall evaluate periodically the progress of the development of the Project and shall have the right in its reasonable discretion to rescind any rights granted to the Company under this subparagraph 1(a). Unless rescinded earlier, the appointment of the Company as agent of the Agency shall terminate at the end of the Development Period. The five (5) year Development Period hereunder is not a personal right and shall attach to and run with the Land.”

*WHEREAS*, the Company has requested the Agency extend the Development Period by letter dated June 25, 2024; and

*WHEREAS*, the Agency is willing to extend the Development Period to December 31, 2029 and authorize execution of an Amended and Restated MDAA to memorialize the extension.

*NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:*

Section 1. That the Agency hereby authorizes its Chairperson, Chief Executive Director or Executive Director, each acting individually, to execute and deliver an Amended and Restated MDAA to extend the Development Period to December 31, 2029, subject to the following conditions:

1. The form of the Amended and Restated MDAA shall be approved by the Agency's Executive Director and General Counsel.
2. All costs of the Agency for professional fees associated with the extension of the Development Period be reimbursed by the Company to the Agency or directly paid to the Agency's professionals.

Section 2. The officers, officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 3. These resolutions shall take effect immediately.

The question of adoption of the foregoing resolutions were 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
Kathleen Lara	<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
Philip Vallone	<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
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolution was thereupon duly adopted.



STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency ("Agency") with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on July 8, 2024 at 11:00 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[ ]	[ ]
Kathleen Lara	[ ]	[ ]
Carol Roig	[ ]	[ ]
Howard Siegel	[ ]	[ ]
Philip Vallone	[ ]	[ ]
Scott Smith	[ ]	[ ]
Paul Guenther	[ ]	[ ]
Sean Brooks	[ ]	[ ]
Ira Steingart	[ ]	[ ]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Suzanne Loughlin	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Carol Roig	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Howard Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal on the 8<sup>h</sup> day of July, 2024.

---

Carol Roig, Secretary

## RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on July 8, 2024 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	[      ]	[      ]
Kathleen Lara	[      ]	[      ]
Carol Roig	[      ]	[      ]
Howard Siegel	[      ]	[      ]
Philip Vallone	[      ]	[      ]
Scott Smith	[      ]	[      ]
Paul Guenther	[      ]	[      ]
Sean Brooks	[      ]	[      ]
Ira Steingart	[      ]	[      ]

The following persons were also present:

Jennifer M. Flad, Executive Director

Ira Steingart, Chief Executive Officer

Julio Garaicoechea, Project Manager

Bethanii Padu, Economic Development Coordinator

Walter F. Garigliano, Agency General Counsel

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

Resolution No. \_\_ - 24

### *RESOLUTION APPOINTING A CHAIRMAN OF THE AGENCY AND UPDATING COMMITTEE APPOINTMENTS OF THE BOARD OF DIRECTORS*

*WHEREAS*, in accordance with Section 309 of the Bylaws of the Agency, the board wishes to appoint Howard Siegel as Chairman of the Agency.

*WHEREAS*, in accordance with Section 601 of the Bylaws of the Agency, the following members of the board are hereby elected to standing committees of the Agency to replace Suzanne Loughlin, effective July 9, 2024:

Audit Committee

Philip Vallone

Governance Committee

Carol Roig; and

*WHEREAS*, in accordance with Section 602 of the Bylaws of the Agency, the following members of the board are hereby elected to special committees of the Agency to replace Suzanne Loughlin, effective July 9, 2024:

Personnel Committee

Kathleen Lara

*NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:*

Section 1. The Agency hereby appoints the individuals listed above to the respective offices and committees of the Agency.

Section 2. This resolution shall take effect on July 9, 2024.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Suzanne Loughlin	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Carol Roig	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Howard Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency ("Agency") with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on July 8, 2024 at 11:00 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[ ]	[ ]
Kathleen Lara	[ ]	[ ]
Carol Roig	[ ]	[ ]
Howard Siegel	[ ]	[ ]
Philip Vallone	[ ]	[ ]
Scott Smith	[ ]	[ ]
Paul Guenther	[ ]	[ ]
Sean Brooks	[ ]	[ ]
Ira Steingart	[ ]	[ ]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Suzanne Loughlin	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Carol Roig	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Howard Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

***IN WITNESS WHEREOF***, I have hereunto set my hand and seal on the 8<sup>th</sup> day of July, 2024.

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Carol Roig, Secretary