

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**  
548 Broadway  
Monticello, New York 12701  
Tel: (845) 428-7575  
Fax: (845) 428-7577  
TTY 711  
[www.sullivanida.com](http://www.sullivanida.com)

**MEETING MINUTES**  
**Monday, November 18, 2024**

**I. CALL TO ORDER**

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:02 AM in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

**II. ROLL CALL**

***Members Present-***

Howard Siegel  
Kathleen Lara  
Carol Roig  
Scott Smith  
Ira Steingart

***Members Absent-***

Philip Vallone  
Paul Guenther (via Zoom)  
Sean Brooks  
Joseph Perrello

***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  
Khalid Bashjawish, Assistant County Attorney

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Ms. Lara, and seconded by Mr. Smith, the Board voted and unanimously approved the October 21, 2024 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 eight payments in the amount of \$21,890.67.

**V. STAFF REPORT**

There were no questions on the October staff report. Mr. Steingart updated the Board on the economic development activity in the county. Attorney Garigliano updated the Board on a new potential project.

**VI. NEW BUSINESS**

On a motion made by Mr. Smith, and seconded by Ms. Roig, the Board voted and unanimously approved the opening of new escrow accounts at Jeff Bank. All escrow accounts held at Catskill Hudson Bank will close as they can no longer service the Agency. The escrow accounts are for the benefit of

**Veria Lifestyle Inc, Catskill Hospitality Holding LLC & Catskill Hospitality Operating LLC, Amytra Development LLC, Fay Hospitality Catskills LLC, MEP Wholesalers & Gibber Estates LLC, Maude Crawford Realty & Bridgeville Ski Company, Mountain Kosher Food Corp & 286 EB LLC, and Monticello Industrial Park LLC.**

Ms. Flad informed the Board that the Agency will be returning escrow funds to completed projects which include: **Montreign Operating Company LLC, Rock Meadow Partners LLC, Empire Resorts Real Estate I LLC, Metallized Carbon Corp, Empire Resorts Real Estate II, and Doetsch Family II.**

On a motion made by Ms. Roig, and seconded by Ms. Lara, the Board entered executive session to discuss pending litigation and the financial history of a particular corporation at approximately 11:20 AM.

On a motion made by Mr. Smith, and seconded by Ms. Lara, the Board exited executive session at approximately 11:38 AM.

**VII. PUBLIC COMMENT AND ADJOURN**

Chairman Siegel asked those present for public comment. There was none. On a motion made by Mr. Smith, and seconded by Ms. Roig, the Board adjourned the meeting at approximately 11:39 AM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator