

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

548 Broadway  
Monticello, New York 12701  
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TTY 711

**SPECIAL MEETING NOTICE**

**TO:** Howard Siegel, IDA Chairman and Treasurer/ Chief Financial Officer  
Kathleen Lara, IDA Vice Chairperson  
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  
Joseph Perrello, IDA Member  
Chairman and Members of the Sullivan County Legislature  
Josh Potosek, Sullivan County Manager  
Walter Garigliano, Esq., IDA Counsel  
**FROM:** Jennifer Flad, Executive Director  
**DATE:** March 25, 2025

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

**Date:** Monday, March 31, 2025  
**Time:** 3:00 PM  
**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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**SPECIAL MEETING- AMENDED AGENDA**  
**MONDAY, MARCH 31, 2025**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MEETING MINUTES**

February 10, 2025 Regular Meeting

**IV. BILLS AND COMMUNICATIONS**

**V. STAFF REPORT**

**VI. NEW BUSINESS**

Discussion and Approval: FY 2024 Audited Financial Statements and Public Authorities Reporting Information System (PARIS) Reports

Resolution: Authorizing the Agency to Provide Funding to the Partnership for Economic Development in Sullivan County, Inc. for the First Calendar Quarter of 2025

Resolution: Extending the Sales Tax Abatement Period for the Homestead, LLC and North Branch Cider Mill LLC Project From April 1, 2025 Through and Including September 30, 2025

Resolution: Extending the Sales Tax Abatement Period for the Fay Hospitality Catskills LLC Project From April 1, 2025 Through and Including September 30, 2025

Resolution: Extending the Sales Tax Abatement Period for the NY Thompson III, LLC Project From April 1, 2025 Through and Including September 30, 2025

Resolution: Authorizing the Execution and Delivery of a Mortgage to Secure a Loan From Live Oak Bank to NY Forestburgh I, LLC in an Original Principal Amount of \$4,300,000

Discussion: Board Member Self-Evaluation (in closed session if desired)

Discussion: Request for Financing Related to Montreign Operating Company, LLC; Empire Resorts Real Estate I, LLC; and Empire Resorts Real Estate II, LLC Projects

Any and All Other Business Before the Board

**VII. PUBLIC COMMENT AND ADJOURN**

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