

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway
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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: April 2, 2025

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

Date: Monday, April 7, 2025
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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**AMENDED MEETING AGENDA
MONDAY, APRIL 7, 2025**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

March 31, 2025 Special Meeting

IV. BILLS AND COMMUNICATIONS

V. QUARTERLY FINANCIAL REPORT

VI. NEW BUSINESS

Resolution: Authorizing the Chairman, Chief Executive Officer or Executive Director of the Agency, Each Acting Individually, to Execute and Deliver an Omnibus Amendment to Project Documents and Any Related Documents Relating to the Gibbers Estates LLC and M E P Wholesalers Corp. Project

Resolution: Authorizing the Execution and Delivery of One or More Mortgages (and Related Financing Documents) to Secure One or More Loans from One or More Lenders to NY Fallsburg (Frank Brown Road), LLC in an Aggregate Amount Not to Exceed \$7,000,000

Resolution: Appointing NY Fallsburg II, LLC as Agent of the Agency for the Purpose of Constructing the Project; Making Certain Findings and Determinations with Respect to the Project; and Authorizing the Execution and Delivery of an Agent and Project Agreement, Lease to Agency, Leaseback to Company, Payment in Lieu of Taxation Agreement, Mortgage, and Related Documents with Respect to the Construction of the Project

Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

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