

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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REGULAR MEETING MINUTES

Monday, May 12, 2025

I. CALL TO ORDER

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:10 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Howard Siegel

Kathleen Lara

Philip Vallone

Scott Smith

Paul Guenther

Sean Brooks

Ira Steingart

Joseph Perrello

Members Absent-

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 Garigliano, Agency Counsel

Robert Freehill, Sullivan County Attorney

Michael C. Taylor

Drew Taylor

Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Lara, and seconded by Mr. Brooks, the Board voted and unanimously approved the April 7, 2025 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Vallone and seconded by Mr. Smith, the Board voted and unanimously approved the schedule of payments showing ten payments in the amount of \$12,862.70.

V. STAFF REPORT

There were no questions on the April 2025 staff report.

VI. NEW BUSINESS

On a motion made by Mr. Vallone and seconded by Mr. Brooks, the Board reviewed and discussed a resolution authorizing the **use of videoconferencing pursuant to General Municipal Law Section 103-A and adopting written procedures for the use of videoconferencing**. Chairman Siegel called the motion to question, the Board voted, and the resolution was approved with Mr. Siegel, Ms. Lara, Mr. Vallone, Mr. Smith, Mr. Guenther, Mr. Brooks, and Mr. Steingart in favor. Mr. Perrello opposed.

On a motion made by Mr. Brooks and seconded by Mr. Guenther, the Board reviewed and discussed a resolution authorizing an amendment of the **Adelaar Developer LLC** PILOT to authorize acceptance of a guaranty from EPR Properties as financial security for the 2026 PILOT payment. This resolution relates to the indoor waterpark resort hotel and related facilities in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Perrello and seconded by Mr. Brooks, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **NY Forestburgh I LLC** project from June 1, 2025 through and including November 30, 2025. This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Forestburgh. Mr. Siegel recused himself from the discussion because he has ownership interest in the company that owns the project parcel, which is leased to NY Forestburgh I LLC. Chairman Siegel called the motion to question, the Board voted, and the resolution was approved with Ms. Lara, Mr. Vallone, Mr. Smith, Mr. Guenther, Mr. Brooks, Mr. Steingart, and Mr. Perrello in favor, none opposed, and Mr. Siegel abstaining.

On a motion made by Mr. Brooks and seconded by Ms. Lara, the Board reviewed and discussed a resolution directing the recapture of sales and use tax benefits exceeding the amount authorized from **Maude Crawford Realty LLC and Bridgeville Ski Company Inc** project. This resolution relates to the acquisition and rehabilitation of Holiday Mountain Ski & Fun Park in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Perrello and seconded by Mr. Guenther, the Board reviewed and discussed a resolution approving an increase in the authorized sales and use tax abatement relating to the **Maude Crawford Realty LLC and Bridgeville Ski Company Inc** project. This resolution relates to the acquisition and rehabilitation of Holiday Mountain Ski & Fun Park in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Perrello and seconded by Mr. Brooks, the Board reviewed and discussed a resolution extending the sales tax abatement period for **Maude Crawford Realty LLC and Bridgeville Ski Company Inc** project from May 1, 2025 through and including October 31, 2025. This resolution relates to the acquisition and rehabilitation of Holiday Mountain Ski & Fun Park in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Steingart and seconded by Mr. Brooks, the Board reviewed and discussed a resolution authorizing the amendment of the **Maude Crawford Realty LLC and Bridgeville Ski Company Inc** project description in the project documents. This resolution relates to the acquisition

and rehabilitation of Holiday Mountain Ski & Funk Park in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

VII. PUBLIC COMMENT

Chairman Siegel asked those present for comment. The Board recognized the comments of Ken Walter.

On a motion made by Mr. Siegel and seconded by Ms. Lara, the Board entered executive session to discuss the proposed acquisition, sale or lease of real property at approximately 11:24 AM.

Mr. Perrello exited the meeting during executive session.

On a motion made by Ms. Lara and seconded by Mr. Brooks, the Board exited executive session at approximately 11:35 AM.

VIII. ADJOURN

On a motion made by Ms. Lara and seconded by Mr. Brooks, the Board adjourned the meeting at approximately 11:37 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator