

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 Potossek, Sullivan County Manager
Walter Garigliano, Esq., IDA Counsel
FROM: Jennifer Flad, Executive Director
DATE: May 8, 2025

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

Date: Monday, May 12, 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, MAY 12, 2025

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

April 7, 2025 Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT

VI. NEW BUSINESS

Resolution: Adopting a Public Meeting Videoconference Policy

Resolution: Authorizing an Amendment of the Adelaar Developer, LLC Payment in Lieu of Taxation Agreement to Authorize Acceptance of a Guaranty from EPR Properties as Financial Security for the 2026 PILOT Payment

Resolution: Extending the Sales Tax Abatement Period for the NY Forestburgh I, LLC Project From June 1, 2025 Through and Including November 30, 2025

Resolution: Directing the Recapture of Sales and Use Tax Benefits Exceeding the Amount Authorized from the Maude Crawford Realty LLC and Bridgeville Ski Company Inc. d/b/a Holiday Mountain Project

Resolution: Approving an Increase in the Authorized Sales and Use Tax Abatement Relating to the Maude Crawford Realty LLC and Bridgeville Ski Company Inc. d/b/a Holiday Mountain Project

Resolution: Extending the Sales Tax Abatement Period for the Maude Crawford Realty LLC and Bridgeville Ski Company Inc. d/b/a Holiday Mountain Project

Resolution: Authorizing the Amendment of the Maude Crawford Realty LLC and Bridgeville Ski Company Inc. d/b/a Holiday Mountain Project Description in the Project Documents

Resolution: Authorizing the Amendment and Restatement of the Montreign Operating Company, LLC Transaction Documents to Accommodate and Permit Sullivan County Resort Facilities Local Development Corporation to Issue its Tax-Exempt Revenue Bonds

Resolution: Authorizing the Amendment and Restatement of the Empire Resorts Real Estate I, LLC Transaction Documents to Accommodate and Permit Sullivan County Resort Facilities Local Development Corporation to Issue its Tax-Exempt Revenue Bonds

Resolution: Authorizing the Amendment and Restatement of the Empire Resorts Real Estate II, LLC Transaction Documents to Permit Sullivan County Resort Facilities Local Development Corporation to Issue its Tax-Exempt Revenue Bonds

Resolution: Appointing Empire Resorts, Inc. and Monticello Raceway Management, Inc. as Agent of the Agency for the Purpose of Acquiring, Constructing and Installing the Resorts World Master Development Project; Making Certain Findings and Determinations with Respect to the Project; Authorizing the Agency to Execute a Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement and Related Documents with Respect to the Acquisition, Construction and Installation of the Project

Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

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