

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**  
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**REGULAR MEETING MINUTES**  
**Monday, June 9, 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  
Ira Steingart  
Joseph Perrello

***Members Absent-***

Scott Smith  
Paul Guenther  
Sean Brooks

***Staff Present-***

Jennifer Flad, Executive Director  
Ira Steingart, Chief Executive Officer  
Bethanii Padu, Economic Development Coordinator

***Staff Absent-***

Julio Garaicoechea, Project Manager

***Others Present-***

Khalid Bashjawish, Deputy County Attorney

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Vallone and seconded by Ms. Lara, the Board voted and unanimously approved the May 12, 2025 regular meeting minutes.

**IV. BILLS AND COMMUNICATIONS**

On a motion made by Mr. Perrello and seconded by Mr. Vallone, the Board voted and unanimously approved the revised schedule of payments showing eleven payments in the amount of \$17,981.11.

**V. STAFF REPORT**

Ms. Flad informed the Board that the refrigerated van previously leased to Catskill Brewery, LLC has been sold and she has contacted USDA, the original funding source, for guidance on whether the sale proceeds must be returned to USDA. She also advised that the Loan and Lease Committee has approved a Revolving Loan Fund loan in the amount of \$75,000 to Spinning Plates LLC for an expansion of their existing restaurant business in Livingston Manor. There were no questions on the May 2025 staff report.

## **VI. NEW BUSINESS**

On a motion made by Mr. Vallone and seconded by Mr. Perrello, the Board discussed the appointment of Ms. Lara as **Board Secretary**. Chairman Siegel called the motion to question, the Board voted, and unanimously approved the appointment.

On a motion made by Mr. Perrello and seconded by Ms. Lara, the Board reviewed and discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development** for the second calendar quarter of 2025. 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. Perrello, the Board reviewed and discussed a resolution amending Resolution No. 16-25. The amended resolution includes the full details and description of the new day camp associated with 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. Steingart and seconded by Ms. Lara, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Monticello Industrial Park LLC** project from July 1, 2025 through and including December 31, 2025. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

## **VII. PUBLIC COMMENT AND ADJOURN**

Chairman Siegel asked those present for comment. The Board recognized the comments of Mr. Perrello, and had a brief discussion of housing needs in Sullivan County and IDA's possible role in meeting those needs. On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board adjourned the meeting at approximately 11:21 AM.

Respectfully submitted:  
Bethanii Padu, Economic Development Coordinator