

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway
Monticello, New York 12701
(845) 428-7575 - Voice
(845) 428-7577 - Fax
www.sullivanida.com
TTY 711

MEETING NOTICE

TO: Howard Siegel, IDA Chairman and Treasurer/ Chief Financial Officer
Kathleen Lara, IDA Vice Chairperson and Secretary
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 Garigiano, Esq., IDA Counsel
FROM: Jennifer Flad, Executive Director
DATE: July 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, July 14, 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](#).

SEE REVERSE FOR AGENDA

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**MEETING AGENDA
MONDAY, JULY 14, 2025**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

June 9, 2025 Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT

VI. NEW BUSINESS

Resolution: Authorizing and Approving the Annual Payment of the Fee for Services Due Hudson Valley AgriBusiness Development Corporation for the Period July 1, 2025 to June 30, 2026
Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

##

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
548 Broadway
Monticello, New York 12701
Tel: (845) 428-7575
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www.sullivanida.com

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

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**548 Broadway, Monticello, NY 12701****845-428-7575****SCHEDULE OF PAYMENTS: July 14, 2025**

No.	Vendor	Description	Amount
1	Charter Communications	Phone & Internet Service July 2025	\$ 285.00
2	Elan Financial	Zoom, Adobe, Asure, Sullivan County Clerk Office	\$ 756.31
3	Kristt Kelly Office Systems Corp	Office Supplies (toner, pens)	\$ 86.99
4	New Southern Tier Title Agency	Office Rent: August 2025	\$ 3,700.00
5	NYS Tax Department	Recapture of Sales Tax - Bridgeville Ski Company (<i>pass-through</i>)	\$ 128,164.63
6	USDA Rural Development	RMAP Loan Payment July 2025, Sale of Dodge Ram Refrigerated Cargo Van (Rural Business Development Grant)	\$ 16,730.41
7	Walter F. Garigliano, P.C.	July 2025 Retainer, Legal Fees (Sullivan County Community College Dormitory Corp)	\$ 6,650.00
	TOTAL		\$ 156,373.34

I certify that the payments listed above were audited by the Board of the IDA on July 14, 2025 and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants in the amount opposite its name.

7/14/2025

Signature	Date
------------------	-------------

Expenses Approved and Paid Since Last Regular Meeting 6/9/25)

No.	Vendor	Description	Amount
1	Sullivan County Resort Facilities LDC	Transfer of Escrow - Montreign Operating Company (<i>pass-through</i>)	\$ 264,000.00
	TOTAL		\$ 264,000.00

Other Expenses and Items Paid Since Last Regular Meeting 6/9/25)—no approval required

No.	Vendor	Description	Amount
1	Payroll Expenses	Payroll Check Dates: 6/27/25	\$ 13,673.32
2	Employee Health Insurance Reimbursements	Employee Health Insurance Reimbursements	\$ -
3	FP Mailing Solutions	Postage for Postage Meter	\$ 200.00
	TOTAL		\$ 13,873.32

ACTIVITY REPORT –JUNE 2025
COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY (IDA), SULLIVAN
COUNTY FUNDING CORPORATION (SCFC), THE SULLIVAN COUNTY
INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION (TSCILDC).
SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION
(SCRFLDC)

July 1, 2025

The IDA Board met on June 9. At that time the Board adopted the following resolutions:

- Resolution authorizing the second quarter 2025 payment to the Partnership for Economic Development in Sullivan County, Inc.
- Resolution extending the sales tax abatement period for the Monticello Industrial Park LLC project (development of roadways and infrastructure on the former landfill expansion parcel in the Village of Monticello).

IDA recently approved a loan to Spinning Plates LLC for the expansion of a restaurant business in Livingston Manor. We anticipate a loan closing in July.

The next regular meeting of the IDA Board is scheduled for 11:00 AM on Monday, July 14.

##

County of Sullivan IDA Balance Sheet Quarterly Report

ASSETS	12/31/2024	3/31/2025	6/30/2025
Current Assets			
Cash	\$ 6,918,908.00	\$ 7,215,400.00	\$ 7,126,685.00
Restricted Cash	\$ 950,302.00	\$ 978,303.00	\$ 1,110,897.00
Accounts Receivable	\$ 62,047.00	\$ 84,406.00	\$ 88,322.00
Due from Related Parties	\$ -	\$ -	\$ -
Due From State and Federal	\$ 93,185.00	\$ 93,185.00	\$ 93,185.00
Prepaid Expense	\$ 24,856.00	\$ 24,856.00	\$ 24,856.00
Operating Leases Receivable- Current	\$ 119,318.00	\$ 114,688.00	\$ 110,110.00
Capital Leases Receivable- Current	\$ 29,881.00	\$ 30,106.00	\$ 30,332.00
Notes Receivable- Current	\$ 41,566.00	\$ 40,650.00	\$ 35,124.00
Total Current Assets	<u>\$ 8,240,063.00</u>	<u>\$ 8,581,594.00</u>	<u>\$ 8,619,511.00</u>
Non-Current Assets			
Operating Leases Receivable	\$ 526,356.00	\$ 499,486.00	\$ 509,234.00
Capital Leases Receivable	\$ 184,338.00	\$ 176,726.00	\$ 169,058.00
Notes Receivable	\$ 292,556.00	\$ 278,404.00	\$ 181,494.00
Capital Assets, Net	\$ 2,589,475.00	\$ 2,589,475.00	\$ 2,574,684.00
Total Non-Current Assets	<u>\$ 3,592,725.00</u>	<u>\$ 3,544,091.00</u>	<u>\$ 3,434,470.00</u>
 TOTAL ASSETS	 \$ 11,832,788.00	 \$ 12,125,685.00	 \$ 12,053,981.00
LIABILITIES			
Current Liabilities			
Accounts Payable	\$ 25,761.00	\$ 22,644.00	\$ 146,621.00
Accrued Payroll	\$ 8,188.00	\$ -	\$ -
Unearned Revenue	\$ 192,750.00	\$ -	\$ -
Note Payable- Current	\$ 24,776.00	\$ 24,924.00	\$ 25,049.00
Total Current Liabilities	<u>\$ 251,475.00</u>	<u>\$ 47,568.00</u>	<u>\$ 171,670.00</u>
Non-Current Liabilities			
Note Payable	\$ 168,785.00	\$ 164,538.00	\$ 156,277.00
Total Non-Current Liabilities	<u>\$ 168,785.00</u>	<u>\$ 164,538.00</u>	<u>\$ 156,277.00</u>
 TOTAL LIABILITIES	 \$ 420,260.00	 \$ 212,106.00	 \$ 327,947.00
DEFERRED INFLOWS OF RESOURCES			
Leases	\$ 645,674.00	\$ 649,057.00	\$ 619,341.00
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>\$ 645,674.00</u>	<u>\$ 649,057.00</u>	<u>\$ 619,341.00</u>
 TOTAL NET POSITION	 <u>\$ 10,766,854.00</u>	 <u>\$ 11,264,522.00</u>	 <u>\$ 11,106,693.00</u>

The above balance sheet does not include sales tax escrows, project escrows, or PILOT escrows, which are shown below.

Sales Tax Escrow Funds	\$ 246,549.00	\$ 107,377.74	\$ 100,440.00
PILOT Escrow Funds	\$ 404,998.00	\$ 23,613.24	\$ 33,257.00
Project Escrow Funds	\$ 68,078.00	\$ 53,078.00	\$ 49,077.00
Total Escrow Funds Held by IDA:	\$ 719,625.00	\$ 184,068.98	\$ 182,774.00

6/30/2025
accrual basis

County of Sullivan Industrial Development Agency
Profit & Loss Budget vs. Actual

	<u>Jan-Mar 2025</u>	<u>Apr-Jun 2025</u>	<u>2025 YTD</u>	<u>2025 Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
4000 · Project Fees (one time)	7,298.00	(8,554.00)	(1,256.00)	115,000.00	0%
4002 · Agency Annual Fees	489,154.00	-	489,154.00	496,150.00	99%
4003 · Application Fees	250.00	-	250.00	2,000.00	13%
4004 · Interest Income-Bank & CD	985.00	101.00	1,086.00	4,000.00	27%
4005 · Interest Income- Loans & Leases	8,252.00	5,448.00	13,700.00	40,000.00	34%
4006 · Late Fee & Misc. Income	675.00	1,019.00	1,694.00	-	n/a
4011 · Rental Income- Food Hub Bldg	7,108.00	5,331.00	12,439.00	21,000.00	n/a
Equipment Lease Payments	39,502.00	14,459.00	53,961.00	105,500.00	51%
4022 · SCFC Mgt & Admin Svcs	2,500.00	2,500.00	5,000.00	10,000.00	50%
4023 TSCILDC Mgt & Admin Svcs	-	-	-	12,000.00	0%
Anticipated New Agency Fees	-	-	-	-	n/a
Total Income	555,724.00	20,304.00	576,028.00	805,650.00	71%
Gross Profit	555,724.00	20,304.00	576,028.00	805,650.00	71%
Expense					
6000 · Personnel **	75,920.00	104,426.00	180,346.00	349,000.00	52%
6001 · Promotion (SC Partnership)	25,000.00	25,000.00	50,000.00	100,000.00	50%
Hudson Valley Agribusiness	-	-	-	30,000.00	0%
6002 · Subscriptions	867.00	2,349.00	3,216.00	7,500.00	43%
6003 · Office Supplies & Misc. Exp.	1,423.00	1,425.00	2,848.00	7,500.00	38%
6003.1 · Non Reimb. Legal Fees	7,049.00	3,762.00	10,811.00	110,000.00	10%
6003.2 · Non Reimb. Accounting	16,000.00	-	16,000.00	16,000.00	100%
6003.3 · Non Reimb. Consulting	149.00	1,900.00	2,049.00	12,000.00	17%
6007 · Rent Expense	11,100.00	14,800.00	25,900.00	44,400.00	58%
6008 · Telephone/Fax/Computer	855.00	1,868.00	2,723.00	4,500.00	61%
6009 · Insurance	8,177.00	-	8,177.00	19,500.00	42%
6010 · Postage	1,040.00	580.00	1,620.00	2,700.00	60%
6012.3 · Conferences & Seminars	-	335.00	335.00	2,000.00	17%
6035 Travel Expenses	-	133.00	133.00	2,500.00	5%
Equipment Purchases- In House	-	-	-	1,000.00	0%
6011 Repairs & Maintenance	-	-	-	250.00	0%
6012.6 · Dues	5,450.00	-	5,450.00	7,000.00	78%
6017 · Advertising	110.00	-	110.00	500.00	22%
6012.5 Credit Reports	-	-	-	250.00	0%
6040 Expense Reserve	-	-	-	3,000.00	0%
7777 Loan Closing Costs	-	20.00	20.00	-	n/a
8010 Bad Debt Expense	-	-	-	2,000.00	0%
Total Expense	153,140.00	156,598.00	309,738.00	721,600.00	43%
Net Income	402,584.00	(136,294.00)	266,290.00	84,050.00	

6/30/2025
accrual basis

CSIDA LOAN STATUS 06/30/2025

REVOLVING LOAN FUND

Active Loans

Recipient	Purpose of Loan	Original Loan Amount	Date Loan Closed	Current Principal Balance	Status
Cochecton Holdings	ME	\$ 90,000.00	5/9/2023	\$ 78,389.00	curent
David & Donalette Appel	FFE	\$ 84,098.25	4/20/2016	\$ 9,709.41	delinquent

Recently Closed Out Loans

Recipient	Purpose of Loan	Original Loan Amount	Date Loan Closed	Current Principal Balance	Status
Nort Branch Cider Mill	CR	\$ 75,000.00	7/13/2023	\$ -	paid in full 8/14/2024
Justin Sutherland	FFE	\$ 36,000.00	11/29/2017	\$ -	paid in full 6/14/24
BHFM, Inc.	WC	\$ 50,000.00	5/4/2018	\$ -	paid in full 6/26/23
Be Neet LLC and Jeff Sanitation, Inc.	FFE	\$ 50,000.00	2/27/2017	\$ -	paid in full 3/22/22
Il Nam Chon and Nam Yi Kim d/b/a Salt and Pepper the Kitchen	CR	\$ 50,000.00	5/25/2016	\$ -	paid in full 6/3/21
Jane Axamethy d/b/a The Bake House	CR, FFE, WC	\$ 20,000.00	5/31/2011	\$ -	paid in full 5/3/21

RURAL MICROENTREPRENEUR ASSISTANCE PROGRAM

Active Loans

Company Name	Purpose of Loan	Original Loan Amount	Date Loan Closed	Current Principal Balance	Status
2 Queens	FFE	\$ 46,000.00	7/14/2023	\$ 33,456.80	current
3 Franks	FFE	\$ 45,000.00	7/13/2023	\$ 31,924.39	current

Recently Closed Out Loans

Prohibition Distillery LLC	WC, FFE	\$ 50,000.00	5/8/2015	\$ -	paid in full 6/10/22
Red Cottage Inc.	FFE	\$ 9,500.00	5/8/2015	\$ -	paid in full 12/29/21
Catskill Distilling Company, Ltd.	FFE	\$ 50,000.00	5/8/2015	\$ -	paid in full 5/24/21
Red Cottage Inc.	WC	\$ 21,000.00	5/8/2015	\$ -	paid in full 6/2/20
Samba Café and Inn LLC	FFE	\$ 15,000.00	6/28/2012	\$ -	paid in full 7/7/20
ND Pro Media Inc.	WC, FFE	\$ 25,000.00	7/13/2012	\$ 2,795.00	written off 4/12/2023

AGRI-BUSINESS REVOLVING LOAN AND LEASE FUND

Active Loans

Company Name	Purpose of Loan	Original Loan Amount	Date Loan Closed	Current Principal Balance	Status
Murray Bresky	CR	\$ 100,000.00	5/13/2022	\$ 73,307.26	current

Recently Closed Out Loans

Recipient	Purpose of Loan	Original Loan Amount	Date Loan Closed	Current Principal Balance	Status
Agrarian Feast, LLC	CR	\$ 100,000.00	7/16/2021	\$ -	paid in full 5/21/25

Key- Purpose of Loan

Construction/ Renovation	CR
Working Capital	WC
Furniture, Fixtures & Equipment	FFE
Real Estate	RE
Machinery & Equipment	ME

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on July 14, 2025 at 11:00 a.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairman Howard Siegel, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard Siegel	[]	[]
Kathleen Lara	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director

Ira Steingart, Chief Executive Officer

Julio Garaicoechea, Project Manager

Bethanii Padu, Economic Development Coordinator

Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. __ - 25

RESOLUTION AUTHORIZING AND APPROVING THE ANNUAL PAYMENT OF THE FEE FOR SERVICES DUE HUDSON VALLEY AGRIBUSINESS DEVELOPMENT CORPORATION ("HVADC") FOR THE PERIOD JULY 1, 2025 TO JUNE 30, 2026

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, by resolution #13-11, the Agency authorized the engagement of HVADC to provide business advisory services to farms and agricultural business located in Sullivan County; and

WHEREAS, by resolution #2-12, the Agency transferred responsibility for oversight of the HVADC services agreement to Sullivan County Funding Corporation (“SCFC”); and

WHEREAS, since 2011, either the Agency or SCFC has continuously engaged HVADC to provide services to the County’s agricultural community by providing agribusiness technical assistance, project planning and development services, agricultural development support and capital access planning; and

WHEREAS, by resolution #22-23, the Agency authorized execution of an Agreement for services for the period commencing July 1, 2023 and ending June 30, 2028 (“Agreement”); and

WHEREAS, the Agency and HVADC entered into the Agreement, effective as of July 1, 2023; and

WHEREAS, the Agreement between the Agency and HVADC provides for payment of an annual fee for services to HVADC for the period July 1, 2025 to June 30, 2026 in the amount of THIRTY THOUSAND and 00/100 (\$30,000.00) Dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency is hereby authorized to make the annual payment in the amount of THIRTY THOUSAND and 00/100 (\$30,000.00) Dollars to HVADC, as compensation for its services for the period July 1, 2025 to June 30, 2026.

Section 2. This resolution shall take effect immediately.

The question of adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain

The resolution was thereupon duly adopted.

STATE OF NEW YORK :
:SS
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency ("Agency") with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on July 14, 2025 at 11:00 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard Siegel	[]	[]
Kathleen Lara	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 14^h day of July, 2025.

Kathleen Lara, Secretary