

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway
Monticello, New York 12701
(845) 428-7575 - Voice
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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
Edward T. Sykes, 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: August 7, 2025

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

Date: Monday, August 11, 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](#).

It is anticipated that one or more Board members will participate in this meeting via videoconference. Members of the public may view and participate in the meeting in person at the above location or via videoconference using the following link: <https://us06web.zoom.us/j/6785188985?omn=85856154061>

SEE REVERSE FOR AGENDA

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MEETING AGENDA

MONDAY, AUGUST 11, 2025, 11:00 AM

PHYSICAL MEETING LOCATION: Legislative Committee Room, Sullivan County Government Center, 100 North Street, Monticello, New York 12701

VIDEOCONFERENCE LINK: <https://us06web.zoom.us/j/6785188985?omn=85856154061>

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

July 14, 2025 Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT

VI. NEW BUSINESS

1. Resolution: Authorizing the Amendment and Restatement of the Montreign Operating Company, LLC Casino Transaction Documents
2. Resolution: Authorizing the Amendment and Restatement of the Empire Resorts Real Estate I, LLC Golf Project Transaction Documents
3. Resolution: Authorizing the Amendment and Restatement of the Empire Resorts Real Estate II, LLC EV Hotel (Now Known and Alder Hotel) Transaction Documents
4. Resolution: Appointing Empire Resorts, Inc. and Monticello Raceway Management, Inc. (together the "Company") 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; and Authorizing the Execution and Delivery of a Master Development and Agent Agreement Between the Agency and the Company; 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
5. Resolution: Authorizing the Establishment of a General Assessment District
6. Resolution: Authorizing an Agreement for Economic Development Services to be Provided by Sullivan County Resort Facilities Local Development Corporation
7. Resolution: Authorizing Engagement of MuniCap, Inc. as Administrator of the General Assessment District
8. Resolution: Appointing International Contractors Corp. and Jam Two, LLC as Agent of the Agency; Making Certain Findings and Determinations; and Authorizing the Execution and Delivery of an Agent and Project Agreement; Authorizing the Agency to Execute and Deliver a Lease to Agency, Leaseback to Company, and Payment in Lieu of Taxation Agreement
9. Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

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