

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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REGULAR MEETING MINUTES
Monday, August 11, 2025

I. CALL TO ORDER

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:00 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

Members Absent-

Sean Brooks

Philip Vallone (Joined Via Videoconference during the meeting)

Scott Smith
Paul Guenther (Via Videoconference)
Ira Steingart
Joseph Perrello
Edward Sykes

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Ira Steingart, Chief Executive Officer
Bethanii Padu, Economic Development Coordinator

Staff Absent-

None

Others Present-

Walter F. Garigliano, Agency Counsel
Shawn Griffin, Harris Beach Murtha PLLC (Via Videoconference)
Paul Turvey, EPR Properties (Via Videoconference)

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Steingart and seconded by Mr. Perrello, the Board voted and unanimously approved the July 14, 2025 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Ms. Lara and seconded by Mr. Smith, the Board voted and unanimously approved the schedule of payments showing nine payments in the amount of \$8,799.85.

V. STAFF REPORT

There were no questions on the July staff report.

VI. NEW BUSINESS

Ms. Flad noted that Mr. Vallone and Mr. Guenther would be participating in the meeting via videoconference in accordance with the Agency's videoconferencing policy, due to extraordinary circumstances involving physical disability.

On a motion made by Mr. Smith and seconded by Ms. Lara, the Board reviewed and discussed a resolution authorizing the amendment and restatement of the **Montreign Operating Company LLC** casino transaction documents. This resolution relates to the Resorts World Catskills Casino Resort 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. Sykes and seconded by Mr. Steingart, the Board reviewed and discussed a resolution authorizing the amendment and restatement of the **Empire Resorts Real Estate I LLC** golf project transactions documents. This resolution relates to the reconstruction of the Monster and International Golf Course in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

Mr. Vallone joined the meeting.

On a motion made by Ms. Lara and seconded by Mr. Perrello, the Board reviewed and discussed a resolution authorizing the amendment and restatement of the **Empire Resorts Real Estate II LLC EV Hotel (Alder Hotel)** transaction documents. This resolution relates to the development of a hotel with mixed used spaces 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. Vallone and seconded by Mr. Guenther, the Board reviewed and discussed a resolution of the Agency appointing **Empire Resorts Inc and Monticello Raceway Management Inc** as its agent for the purpose of acquiring, constructing, installing the project; making certain findings and determinations; and authorizing the execution and delivery of project documents. This resolution relates to the proposed transaction of benefits currently benefiting EPR Concord II LP and EPT Concord II LLC 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. Sykes and seconded by Mr. Perrello, the Board reviewed and discussed a resolution authorizing the establishment of a **General Assessment District**. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Ms. Lara and seconded by Mr. Smith, the Board reviewed and discussed a resolution authorizing an agreement for economic services to be provided by **Sullivan County Resort Facilities Local Development Corporation**. 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. Sykes, the Board reviewed and discussed a resolution authorizing engagement of **Municap Inc** as administrator of the General Assessment District. Chairman Siegel called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Sykes and seconded by Mr. Perrello, the Board reviewed and discussed a resolution of the Agency appointing **International Contractors Corp and Jam Two LLC** as its agent for the purpose of acquiring, constructing, reconstructing, renovating, rehabilitating, installing and equipping the project; making certain findings and determinations; and the execution and delivery of project documents. This resolution relates to the proposed expansion and improvement of an existing facility for extrusion of metal roof panels and associated office space in the Town of Bethel. 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. Guenther. On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board adjourned the meeting at approximately 11:17 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator