

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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REGULAR MEETING MINUTES
Monday, September 8, 2025

I. CALL TO ORDER

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:02 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
Scott Smith
Ira Steingart
Edward Sykes

Members Absent-

Paul Guenther
Sean Brooks
Joseph Perrello (Entered during meeting)

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
Nick Salomone Jr, District 4 Legislator
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Sykes and seconded by Ms. Lara, the Board voted and unanimously approved the August 11, 2025 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Steingart and seconded by Mr. Smith, the Board voted and unanimously approved the revised schedule of payments showing eleven payments in the amount of \$29,575.43.

V. STAFF REPORT

There were no questions on the August staff report. Ms. Flad advised that the Agency has received reimbursement of the Fiscal Year 2023 USDA Rural Business Development Grant funds expended to purchase equipment that is now leased to Sullivan Catskills Regional Food Hub, Inc. d/b/a A Single Bite.

VI. NEW BUSINESS

On a motion made by Ms. Lara and seconded by Mr. Steingart, the Board reviewed and discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development** in Sullivan County for the third 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. Smith and seconded by Mr. Sykes, the Board reviewed and discussed a resolution of the Agency amending **Resolution No. 24-25** which appointed Empire Resorts Inc as its agent to acquire, construct, and install the Empire Resorts Master Development Project on behalf of the Agency. Mr. Perrello joined the meeting during the discussion. 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. Sykes, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Homestead LLC and North Branch Cider Mill LLC** project from October 1, 2025 through and including March 31, 2026. Ms. Flad indicated that the request to extend the sales tax abatement period was received on Sunday, September 7, so it was not practicable to add this resolution to today's agenda. She noted that the project is under construction and the extension is in accordance with the project documents. This resolution relates to the renovation and redevelopment of the North Branch Cider Mill in the Town of Callicoon. 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. There was none. On a motion made by Mr. Smith and seconded by Mr. Steingart, the Board adjourned the meeting at approximately 11:08 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator