COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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REGULAR MEETING MINUTES
Monday, November 10, 2025

I. CALL TO ORDER

Vice Chairperson Lara called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:06 AM in the Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-
Kathleen Lara
Scott Smith
Sean Brooks
Ira Steingart
Joseph Perrello

Members Absent-
Howard Siegel
Philip Vallone
Paul Guenther
Edward Sykes

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

Staff Absent-
Julio Garaicoechea, Project Manager

Others Present-
None

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Steingart and seconded by Mr. Smith, the Board voted and unanimously approved the October 20, 2025 regular meeting minutes and November 3, 2025 special meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Smith and seconded by Mr. Perrello, the Board voted and unanimously approved the schedule of payments showing seven payments in the amount of $17,581.62.

V. STAFF REPORT

There were no questions on the October staff report.

VI. NEW BUSINESS

On a motion made by Mr. Brooks and seconded by Mr. Steingart, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **NY Forestburgh I LLC** project from December 1, 2025 through and including May 31, 2026. This resolution relates to the development of a solar photovoltaic electricity generating facility in the Town of Forestburgh. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Perrello and seconded by Mr. Brooks, the Board reviewed and discussed a resolution suspending employment goals for projects undertaken under the Agency's **Tourism Industry Uniform Tax Exemption Program** and **Destination Resort Uniform Tax Exemption Program**, for the employment periods impacting the PILOT payments. The suspension is available to any project under these programs that are in good standing, regardless of whether the project has met its employment goals, provided the project submits a request. Approved projects may receive an employment goal suspension lasting up to two years. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Brooks and seconded by Mr. Smith, the Board reviewed and discussed a resolution authorizing **International Contractors Corp** and **Jam Two LLC** to reimburse expenses incurred by the Agency in connection with the acquisition, construction, renovation, rehabilitation, installation, and equipping of the 2025 project. 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. Vice Chairperson Lara called the motion to question, the Board voted, and the resolution was unanimously approved subject to receipt of the contractor's estimates.

On a motion made by Mr. Smith and seconded by Mr. Perrello, the Board entered executive session to discuss the financial history of a particular corporation at approximately 11:27 AM.

On a motion made by Mr. Smith and seconded by Mr. Perrello, the Board exited executive session at approximately 11:33 AM.

VII. ADJOURN

On a motion made by Mr. Perrello and seconded by Mr. Smith, the Board adjourned the meeting at approximately 11:33 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator