

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

I. CALL TO ORDER

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:01 AM in the Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Howard Siegel

Kathleen Lara

Scott Smith

Paul Guenther (via videoconference in accordance with videoconferencing policy, due to extraordinary circumstances involving physical disability)

Sean Brooks

Ira Steingart

Members Absent-

Philip Vallone

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-

Matthew Albeck, *Sullivan County Democrat*

Ken Walter

Barbara Lerner

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Smith and seconded by Ms. Lara, the Board voted and unanimously approved the November 10, 2025 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Steingart and seconded by Mr. Brooks, the Board voted and unanimously approved the schedule of payments showing nine payments in the amount of \$19,368.25.

On a motion made by Mr. Steingart and seconded by Mr. Brooks, the Board voted and unanimously approved the closure of the **Fay Hospitality Catskills LLC** escrow account held at Jeff Bank.

V. STAFF REPORT

There were no questions on the November staff report.

VI. NEW BUSINESS

On a motion made by Mr. Steingart and seconded by Ms. Lara, the Board discussed the appointment of Sean Brooks to the **Governance Committee**. Chairman Siegel called the motion to question, the Board voted and unanimously approved the appointment.

On a motion made by Mr. Smith 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 fourth calendar quarter of 2025. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Ms. Lara and seconded by Mr. Brooks, the Board reviewed and discussed a resolution of the Agency consenting to the assignment by Alliant Tax Credit Fund 34, LTD and Alliant Tax Credit 34, LLC of their limited partnership interests in Regency Manor Limited Partnership to Warwick Properties, Inc., an affiliate of **Regency Manor Senior Housing LLC**. This resolution relates to an affordable senior housing complex in the Village of Monticello. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

VII. PUBLIC COMMENT AND ADJOURN

Chairman Siegel asked those present for comment. The Board recognized the comments of Ken Walter. On a motion made by Mr. Smith and seconded by Ms. Lara, the Board adjourned the meeting at approximately 11:10 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator