

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

SPECIAL 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 F. Garigliano, Esq., IDA Counsel
FROM: Jennifer Flad, Executive Director
DATE: December 23, 2025

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

Date: Monday, December 29, 2025
Time: 3:00 PM
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=81355749075>

SEE REVERSE FOR AGENDA

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**SPECIAL MEETING AGENDA
MONDAY, DECEMBER 29, 2025, 3:00 PM**

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=81355749075>

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

December 8, 2025 Regular Meeting

IV. BILLS AND COMMUNICATIONS

V. PUBLIC COMMENT

VI. NEW BUSINESS

1. Resolution: Extending the Sales Tax Abatement Period for the Monticello Industrial Park LLC Project From January 1, 2026 Through and Including June 30, 2026
2. Resolution: Amending Resolution No. 39-25 (Regency Manor Senior Housing, LLC and Regency Manor Limited Partnership)
3. Resolution: Consenting to the Execution of a Lease Agreement between Bethel Woods Performing Arts Center, LLC and Cellco Partnership d/b/a Verizon Wireless (418 West Shore Road, Town of Bethel)
4. Resolution: Consenting to the Execution of a Site Access Agreement between Bethel Woods Performing Arts Center, LLC and Cellco Partnership d/b/a Verizon Wireless (116 Hurd Road, Town of Bethel)
5. Resolution: Authorizing the Extension of the Executive Employment Agreement with Ira Steingart
6. Discussion: Financial History of a Particular Corporation (in Executive Session if Desired)
7. Any and All Other Business Before the Board

VII. ADJOURN

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