

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway
Monticello, New York 12701
(845) 428-7575 - Voice
(845) 428-7577 - Fax
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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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



The Diversified Experiential REITSM

VIA FEDERAL EXPRESS

December 2, 2025

County of Sullivan Industrial Development Agency
Attention: Jennifer Flad, Executive Director
548 Broadway
Monticello, New York 12401

RE: Request for suspension of employment goal under the County of Sullivan Industrial Development Agency (“Agency”) Destination Resort Uniform Tax Exemption Program and PILOT for calendar years 2026 and 2027 relating to the project owned by Adelaar Developer, LLC (the “Project”)

Dear Ms. Flad:

We are in receipt of your letter dated November 18, 2025 (the “Letter”) in which the Agency offers to allow the Project to be exempt from the employment goals for 2026 and 2027 upon payment of certain fees. This letter shall serve as the Project’s election for said exemption and enclosed herewith is a check for \$7,500 as the required fee described in the Resolution (as defined in the Letter).

Please let us know if anything further is needed from the Project to effectuate this exemption.

Please direct any questions to Bob Stanion at bob.stanion@eprkc.com .

Sincerely,

ADELAAR DEVELOPER, LLC


Paul R. Turvey
Vice President / Secretary

Enclosure

**Law Office Of
CHARLES T. BAZYDLO, P.C.
Attorney and Counselor at Law
5 Howard Seely Road
Thompson Ridge, N.Y. 10985**

(845) 361-3668
cbazydlo@bazydlolaw.com

December 4, 2025
Via email to Jennifer Flad jflad@sullivanida.com
Jennifer M. Flad
Executive Director
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701

Re: Veria Lifestyle Inc
DR UTEP Employment Requirement Suspension

Dear Ms. Flad:

On behalf of our clients Veria Lifestyle, Inc. please allow this correspondence to serve as notification that they wish to participate in the employment requirement suspension for projects receiving financial assistance under the DR UTEP as allowed by CSIDA Resolution No. 36-25 adopted on November 10. 2025. As per the terms of the adopted resolution the FTE employment requirements will not be included in any calculation for PILOT payments due in 2026 and 2027. In addition the FTE employment requirements will not be included in assessing any under-employment penalties.

As per the requirements of Section 5 of the Resolution Veria Lifestyle, Inc has wired the \$5,000 Administrative fee for participation in the program. The additional payment to bring the projects PILOT escrow payments current will be wired for receipt by the CSIDA prior to 4:00 pm on December 5, 2025.

Should there be any questions regarding the above please contact me. We look forward to continuing to work with you and the CSIDA.

Sincerely,

Charles T. Bazydlo
CHARLES T. BAZYDLO

Cc: Counsel for CSIDA
Veria Lifestyle, Inc.

Monticello Industrial Park LLC
Deer Park, New York 11729
Attn: President
December 5, 2025

County of Sullivan Industrial Development Agency
548 Broadway
Monticello, NY 12701

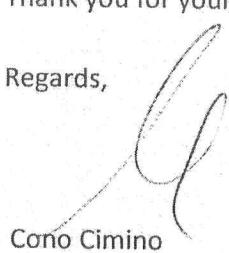
Dear County of Sullivan Industrial Development Agency:

Please accept this request to extend the sales tax abatement for Monticello Industrial Park LLC's project located at SBL 130.-1-19.2 of Monticello, Town of Thompson, County of Sullivan.

This project is for (i) acquisition of one (1) parcel of land containing approximately 84 acres located along Rose Valley Road within the Village of Monticello ("Village"), Town of Thompson ("Town"), Sullivan County, New York and identified on the Village tax map as Section 130, Block 1, Lot 19,2 (the "Land"), (ii) construction, installation and equipping of water, sewer, roadway, and drainage infrastructure located on the Land ("Infrastructure Improvements") for future development as a commercial/industrial park; (iii) installation of utilities, electricity, lighting, and connectivity infrastructure (iv) acquisition in and around the Land and the Infrastructure Improvements of certain items of equipment and tangible personal property.

Thank you for your consideration.

Regards,


Cono Cimino

President

RECEIVED
DEC 05 2025
BY: 

Monticello Industrial Park LLC
Deer Park, New York 11729
Attn: President

RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on Monday, December 29, 2025, at 3:00 p.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairperson Howard A. Siegel, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[]	[]
Kathleen Lara	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]
Edward T. Sykes	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator
Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. ___ - 25

*RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD
FOR THE MONTICELLO INDUSTRIAL PARK LLC ("COMPANY") PROJECT
FROM JANUARY 1, 2026 THROUGH AND INCLUDING JUNE 30, 2026*

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, on or about August 25, 2022, the Company presented an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) acquisition of one (1) parcel of land containing approximately 84.57 acres located along Rose Valley Road within the Village of Monticello ("Village"), Town of Thompson, Sullivan County, New York and identified on the Village tax

map as Section 130, Block 1, Lot 19.2 (the “Land”), (ii) construction, installation and equipping of water, sewer, roadway, and drainage infrastructure located on the Land (the “Infrastructure Improvements”) for future development as a commercial/industrial park; (iii) installation of utilities, electricity, lighting and connectivity infrastructure; (iv) acquisition in and around the Land and the Infrastructure Improvements of certain items of equipment and other tangible personal property (the “Equipment” and collectively with the Land and the Infrastructure Improvements, the “Project”); and (v) lease of the Project from the Agency to the Company; and

WHEREAS, on or about December 1, 2022, the Agency and the Company entered into a Master Development and Agent Agreement (“MDAA”) pursuant to which the Agency designated the Company as agent of the Agency; and

WHEREAS, contemporaneously with the execution of the MDAA, the Agency delivered to the Company a Sales Tax Exemption Letter granting a sales tax exemption for purchases related to the construction and equipping of the Project, which letter has expired; and

WHEREAS, the current Sales Tax Exemption Letter expires on December 31, 2025; and

WHEREAS, by letter dated December 5, 2025, the Company requested that the sales tax abatement period be extended for another six (6) months to expire on June 30, 2026 to continue the construction and equipping of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended from January 1, 2026 through and including June 30, 2026, and it is further

RESOLVED, that the Chairman or Executive Director of the Agency, each acting individually, are each hereby authorized, on behalf of the Agency, to execute and deliver a sales tax exemption extension letter from January 1, 2026 through and including June 30, 2026 with respect to the Project along with any other documents necessary to effectuate the intent of this Resolution.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Howard A. Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on December 8, 2025 at 11:00 a.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairman Howard A. Siegel and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>	<u>VIDEO</u>
Howard A. Siegel	[<input checked="" type="checkbox"/>]	[]	[]
Kathleen Lara	[<input checked="" type="checkbox"/>]	[]	[]
Philip Vallone	[]	[<input checked="" type="checkbox"/>]	[]
Scott Smith	[<input checked="" type="checkbox"/>]	[]	[]
Paul Guenther	[]	[]	[<input checked="" type="checkbox"/>] on Zoom
Sean Brooks	[<input checked="" type="checkbox"/>]	[]	[]
Ira Steingart	[<input checked="" type="checkbox"/>]	[]	[]
Joseph Perrello	[]	[<input checked="" type="checkbox"/>]	[]
Edward T. Sykes	[]	[<input checked="" type="checkbox"/>]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director

Ira Steingart, Chief Executive Officer

Julio Garaicoechea, Project Manager

Bethanii Padu, Economic Development Coordinator

The following resolution was duly offered by Kathleen Lara, and seconded by Sean Brooks, to wit:

Resolution No. 39 - 25

*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 ("PARTNERSHIP") TO WARWICK PROPERTIES, INC.
("COMPANY"), AN AFFILIATE OF REGENCY MANOR SENIOR HOUSING,
LLC ("RMSH, LLC"), THE GENERAL PARTNER OF THE PARTNERSHIP*

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, RMSH, LLC and Partnership presented an Application for Financial Assistance to the Agency requesting that the Agency consider undertaking a project consisting of the (i) acquisition, construction, installation and equipping of an affordable senior housing apartment complex consisting of approximately seventy-five (75) one-bedroom units, one (1) two-bedroom property manager unit and other common areas (“Building”) on one (1) parcel of real property being approximately 12.8± acres to be located off Sturgis Road in the Village of Monticello, Town of Thompson, County of Sullivan, State of New York and identified on the Town of Thompson tax map as Section 104, Block 2, Lot 3 (“Land”) to be owned by the Agency; (ii) acquisition and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iii) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the (“Facility” or the “Project”); and (iv) leasing the Facility from the Agency to RMSH, LLC and Partnership; and

WHEREAS, the Agency took title to the Facility pursuant to that certain Bargain and Sale Deed, dated as of November 1, 2005 from the Company and subsequently leased the Facility from the Agency to RMSH, LLC and Partnership pursuant to that certain Lease Agreement, made as of November 1, 2005 (“Lease”) subject to that certain Payment in Lieu of Taxation Agreement, made as of November 1, 2005 by and among the Agency, RMSH, LLC and Partnership (“PILOT”) to facilitate the Project; and

WHEREAS, effective as of November 1, 2005, the Agency, RMSH, LLC and Partnership closed on a sale/leaseback transaction relating to the Project and in furtherance thereof entered into various agreements including but not limited to the Lease and PILOT (“Agency Documents”); and

WHEREAS, pursuant to Section 6.3 of the Lease by and among the Agency, RMSH, LLC and Partnership, a transfer of the interests in the Partnership is subject to the prior written consent of the Agency; and

WHEREAS, by letter from Chase Evans of Cannon Heyman & Weiss, LLP, Alliant Tax Credit Fund 34, Ltd and Alliant Tax Credit 34, LLC requested the Agency consent to the transfer of their limited partnership interests in the Partnership to the Company, an affiliate of RMSH, LLC, the general partner of the Partnership.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

- Section 1. The Agency hereby consents to Alliant Tax Credit Fund 34, Ltd and Alliant Tax Credit 34, LLC transferring their limited partnership interests in the Partnership to the Company, subject to payment to the Agency of a consent fee in the amount of Two Thousand Five Hundred and 00/100 (\$2,500.00) Dollars.
- Section 2. The Chairman, Executive Director or Chief Executive Officer of the Agency, each acting individually are each hereby authorized, on behalf of the Agency, to execute and deliver any and all documents necessary to amend and restate the Agency Documents and effectuate the change in control.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments, documents, and to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or in the opinion of the officer, employee or agent acting on behalf of the Agency desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all the terms, covenants and provisions of the documents for and on behalf of the Agency.

Section 4. These resolutions shall take effect immediately.

The question of adoption of the foregoing resolutions were duly put to a vote on roll call, which resulted as follows:

Howard A. Siegel	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :
:SS
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency ("Agency") with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on December 8, 2025 at 11:00 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>	<u>VIDEO</u>
Howard A. Siegel	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
Kathleen Lara	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
Philip Vallone	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]
Scott Smith	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
Paul Guenther	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>] on Zoom
Sean Brooks	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
Ira Steingart	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
Joseph Perrello	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]
Edward T. Sykes	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Howard A. Siegel	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Kathleen Lara	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Philip Vallone	[<input type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input checked="" type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Scott Smith	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Paul Guenther	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Sean Brooks	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Ira Steingart	[<input checked="" type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Joseph Perrello	[<input type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input checked="" type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain
Edward T. Sykes	[<input type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input checked="" type="checkbox"/>] Absent	[<input type="checkbox"/>] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 8th day of December, 2025.



Kathleen Lara, Secretary

RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on Monday, December 29, 2025, at 3:00 p.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairman Howard A. Siegel and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[]	[]
Kathleen Lara	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]
Edward T. Sykes	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator
Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. ____ - 25

*RESOLUTION OF THE AGENCY AMENDING RESOLUTION
NO. 39-25 WHICH CONSENTED 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 ("PARTNERSHIP") TO WARWICK PROPERTIES, INC.
("COMPANY"), AN AFFILIATE OF REGENCY MANOR SENIOR HOUSING,
LLC ("RMSH, LLC"), THE GENERAL PARTNER OF THE PARTNERSHIP*

All capitalized terms not herein defined shall have the respective meanings ascribed thereto in Resolution No. 39-25, adopted by the Agency on December 8, 2025 (the "December 8 Resolution").

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the “Act”) as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, pursuant to the December 8 Resolution, the Agency consented to the Alliant Credit Fund 34, Ltd. and Alliant Tax Credit 34, LLC transferring their limited partnership interests in the Partnership to the Company, subject to payment to the Agency of a consent fee in the amount of Two Thousand Five Hundred and 00/100 (\$2,500.00) Dollars; and

WHEREAS, by e-mail dated December 5, 2025, Cannon Heyman & Weiss, LLP, on behalf of the Company, requested the amendment of the December 8 Resolution to include a provision that for any future partnership interest transfer that requires the prior written consent of the Agency, such consent shall not be unreasonably withheld, conditioned or delayed; and

WHEREAS, the Agency is willing to amend the December 8 Resolution as requested.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. Section 1 of the December 8 Resolution is hereby deleted and replaced with the following:

“The Agency hereby consents to Alliant Tax Credit Fund 34, Ltd. and Alliant Tax Credit 34, LLC transferring their limited partnership interests in the Partnership to the Company, subject to payment to the Agency of a consent fee in the amount of Two Thousand Five Hundred and 00/100 (\$2,500.00) Dollars. Further, the Agency agrees that for any future partnership interest transfer that requires the prior written consent of the Agency, such consent shall not be unreasonably withheld, conditioned or delayed.”

Section 2. The Executive Director or Counsel to the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company; and (ii) to do such further things or perform such acts and to execute any and all documents as may be necessary or convenient to implement the provisions of this resolution.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. These resolutions shall take effect immediately.

The question of the adoption of the foregoing resolutions was duly put to a vote on roll call, which resulted as follows:

Howard A. Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :
:SS
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency (“Agency”) with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on December 29, 2025 at 3:00 p.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[]	[]
Kathleen Lara	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]
Edward T. Sykes	[]	[]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Howard A. Siegel	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain
Edward T. Sykes	[] Yes	[] No	[] Absent	[] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 29th day of December, 2025.

Kathleen Lara, Secretary

RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on Monday, December 29, 2025, at 3:00 p.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairperson Howard A. Siegel, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[]	[]
Kathleen Lara	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]
Edward T. Sykes	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator
Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. __ - 25

RESOLUTION CONSENTING TO THE BETHEL PERFORMING ARTS CENTER, LLC ("BPAC") ENTERING INTO A LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, the Agency and BPAC entered into a straight lease transaction on February 1, 2006; and

WHEREAS, BPAC has requested the Agency's consent to authorize BPAC to enter into a Lease Agreement with Celco Partnership d/b/a Verizon Wireless (the "Lease Agreement") to allow the installation of communications facilities on a portion of Town of Bethel Tax Map Section 22, Block 1, Lot 4, located at 418 West Shore Road, Town of Bethel, County of Sullivan, State of New York; and

WHEREAS, the Agency is willing to provide the requested consent.

NOW, THEREFORE, BE IT RESOLVED, that the Agency hereby consents to BPAC entering into the Lease Agreement, and it is further

RESOLVED, that the Chairman or Executive Director of the Agency, each acting individually, is hereby authorized and directed to execute such documents as are reasonably requested by BPAC or Celco Partnership d/b/a Verizon Wireless to memorialize the consent hereby given.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Howard A. Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :

:SS

COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency ("Agency") with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on December 29, 2025 at 3:00 p.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
--	----------------	---------------

Howard A. Siegel	[]	[]
Kathleen Lara	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]
Edward T. Sykes	[]	[]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Howard A. Siegel	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain
Edward T. Sykes	[] Yes	[] No	[] Absent	[] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 29th day of December, 2025.

Kathleen Lara, Secretary

RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on Monday, December 29, 2025, at 3:00 p.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairman Howard A. Siegel and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[]	[]
Kathleen Lara	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]
Edward T. Sykes	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator
Walter F. Gariglano, Agency General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

Resolution No. __ - 25

RESOLUTION AUTHORIZING EXTENSION OF THE EXECUTIVE EMPLOYMENT AGREEMENT WITH IRA STEINGART ("STEINGART")

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended, pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, by Resolution No. 02-24, the Agency appointed Steingart as its Chief Executive Officer and authorized the Agency's Chairperson to enter into an executive employment agreement with Steingart for the period ending on December 31, 2025; and

WHEREAS, the Agency and Steingart entered into an Executive Employment Agreement effective January 8, 2024 (“Employment Agreement”); and

WHEREAS, the Agency wishes to extend the term of the Employment Agreement to December 31, 2027 on the current terms.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency hereby authorizes its Chairman to enter into an Amendment of the Employment Agreement to extend the term of the Steingart Employment Agreement to December 31, 2027.

Section 2. Except for the extension of the term, the compensation and other terms and conditions of the Employment Agreement for the calendar years 2026 and 2027 shall apply to the extended term.

Section 3. These resolutions shall take effect immediately.

The question of the adoption of the foregoing resolutions was duly put to a vote on roll call, which resulted as follows:

Howard A. Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :

:SS

COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency (“Agency”) with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on December 29, 2025 at 3:00 p.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[]	[]
Kathleen Lara	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]
Joseph Perrello	[]	[]
Edward T. Sykes	[]	[]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Howard A. Siegel	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain
Edward T. Sykes	[] Yes	[] No	[] Absent	[] Abstain

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 29th day of December, 2025.

Kathleen Lara, Secretary