

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

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 3, 2025

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

Date: Monday, December 8, 2025
Time: 11:00 AM
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=83355862652>

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MEETING AGENDA
MONDAY, DECEMBER 8, 2025, 11:00 AM

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=83355862652>

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

November 10, 2025 Regular Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT

VI. NEW BUSINESS

1. Discussion and Approval: Appoint Sean Brooks to Governance Committee
2. Resolution: Authorizing the Agency to Provide Funding to the Partnership for Economic Development in Sullivan County, Inc. for the Fourth Calendar Quarter of 2025
3. Resolution: 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, the General Partner of Regency Manor Limited Partnership
4. Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

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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

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway, Monticello, NY 12701

845-428-7575

SCHEDULE OF PAYMENTS: December 8, 2025			
No.	Vendor	Description	Amount
1	AT&T Mobility	Cell Phone Service 11/21/25 - 12/20/25	\$ 91.42
2	Charter Communications	Telephone & Internet Service December 2025	\$ 285.00
3	Elan Financial	Zoom, Adobe, Asure, AT&T Mobility, Provantage, Insuperity, Sullivan County Clerk Office	\$ 5,019.20
4	FP Mailing Solutions	Quarterly Meter Rental	\$ 109.44
5	Kristt Kelly Office Systems Corp	Office Supplies	\$ 86.04
6	New Southern Tier Title Agency	Office Rent: January 2025	\$ 3,700.00
7	USDA Rural Development	RMAP Loan Payment December 2025	\$ 2,299.59
8	Walter F. Garigliano, P.C.	December 2025 Retainer, Transfer of Partnership Interest Legal Fees (Regency Manor Limited Partnership)(pass-through) , Project Termination Legal Fees (Fay Hospitality Catskills LLC) (pass-through)	\$ 6,250.00
9	William Fedum Printing Service	IDA Envelopes & Letterhead	\$ 574.10
	TOTAL		\$ 18,414.79

I certify that the payments listed above were audited by the Board of the IDA on December 8, 2025 and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants in the amount opposite its name.

Signature

12/8/2025
Date

Expenses Approved and Paid Since Last Regular Meeting (11/10/25)			
No.	Vendor	Description	Amount
1	Fay Hospitality Catskills LLC	Return of Excess Sales Tax Escrow	\$ 6,935.00
	TOTAL		\$ 6,935.00

Other Expenses and Items Paid Since Last Regular Meeting (11/10/25)—no approval required			
No.	Vendor	Description	Amount
1	Payroll Expenses	Payroll Check Dates: 11/14/25	\$ 29,423.35
2	Employee Health Insurance Reimbursements	Employee Health Insurance Reimbursements	\$ 1,066.67
	TOTAL		\$ 30,490.02

ACTIVITY REPORT –NOVEMBER 2025
COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY (IDA), SULLIVAN
COUNTY FUNDING CORPORATION (SCFC), THE SULLIVAN COUNTY
INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION (TSCILDC),
SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT
CORPORATION (SCRFLDC)

November 28, 2025

The IDA Board held its regular meeting on November 10. At that meeting the Board adopted the following resolutions:

- Resolution authorizing the extension of the sales tax abatement period for the **NY Forestburgh I, LLC** project. This relates to the development of a solar photovoltaic electricity generating facility in the Town of Forestburgh.
- Resolution suspending the employment goals for projects undertaken pursuant to the Agency's **Tourism Industry and Destination Resort Uniform Tax Exemption Programs**, for the employment periods relevant to the calculation of the 2026 and 2027 Payments in Lieu of Taxation.
- Resolution authorizing the enhancement of financial assistance relating to the **International Contractors Corp. and Jam Two, LLC** project. This project relates to the expansion of an existing roofing contractor shop and metal roof panel fabrication plant in the Town of Bethel.

IDA staff members are currently processing two applications for Agency benefits, and we expect to present them to the Board for consideration in early 2026.

The next regular meeting of the IDA Board is scheduled for Monday, December 8, 2025 at 11:00 AM in the Legislative Committee Room.

##

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on December 8, 2025 at 11:00 am. 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 AUTHORIZING THE AGENCY TO PROVIDE FUNDING TO THE PARTNERSHIP FOR ECONOMIC DEVELOPMENT IN SULLIVAN COUNTY, INC. (“PARTNERSHIP”) FOR THE FOURTH CALENDAR QUARTER OF 2025

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, since 1995, the Agency has contracted for services from the Partnership; and

WHEREAS, the Agency previously authorized execution of an Agreement for services for the four- (4) year period from January 1, 2024 to December 31, 2027 (“Agreement”); and

WHEREAS, the Partnership and the Agency entered into the Agreement, effective January 1, 2024; and

WHEREAS, the Agency desires to authorize a payment for services to the Partnership for the fourth calendar quarter of 2025 in the amount of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) Dollars.

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

Section 1. The Agency is hereby authorized to make a payment for services to the Partnership for the fourth calendar quarter of 2025 in the amount of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) Dollars.

Section 2. 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 3. 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	[] 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

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>
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 8th day of December, 2025.

Kathleen Lara, Secretary



November 18, 2025

VIA ELECTRONIC MAIL

County of Sullivan Industrial Development Agency
PO Drawer 1069
Monticello, New York 12701
Attention: Jennifer Flad, Executive Director

Garigliano Law Offices, LLP
449 Broadway, P.O. Drawer 1069
Monticello, New York 12701
Attention: Walter Garigliano, Esq.

RE: Transfer of Limited Partner Interest

Dear Ms. Flad:

Please accept this letter as written notice that the limited partners of Regency Manor Limited Partnership (the "Partnership"), Alliant Tax Credit Fund 34, Ltd. and Alliant Tax Credit 34, LLC (collectively, the "Limited Partners") intend to transfer their limited partnership interests in the Partnership to Warwick Properties, Inc., an affiliate of Regency Manor Senior Housing, LLC (the "LLC"), the general partner of the Partnership (the "Transfer").

Pursuant to Section 6.3(b) of that certain Lease Agreement dated as of November 1, 2005 by and among the LLC, the Partnership and County of Sullivan Industrial Development Agency ("IDA"), a transfer of the interests of the Partnership cannot be made without the prior written consent IDA. Therefore on behalf of the Partnership, we kindly request such consent.

CANNON HEYMAN & WEISS, LLP

A handwritten signature in blue ink, appearing to read 'Chase R. Evans', is written over a horizontal line.

Chase R. Evans, Esq.

By execution hereof, the County of Sullivan Industrial Development Agency hereby approves and consents to the Transfer as described above. Further the County of Sullivan Industrial Development Agency ("IDA") hereby agrees that notwithstanding anything to the contrary contained in the Lease Agreement dated as of November 1, 2005 by and among Regency Manor Senior Housing, LLC (the "LLC"), Regency Manor Limited Partnership (the "Partnership") and IDA, that certain Agent Agreement dated as of November 5, 2005 by and among the Partnership, the LLC, and the IDA, that certain Payment in Lieu of Tax Agreement dated as of November 1, 2005 by and among the Partnership, the LLC and the IDA, or any other document entered among the Partnership, the LLC and IDA, that any partner of the Partnership may transfer its interest in the Partnership to any person without the prior consent of the IDA or notice to the IDA.

County of Sullivan Industrial Development Agency

By: _____
Name: Jennifer Flad
Title: Executive Director
Date: _____

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>
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

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

Resolution No. __ - 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 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 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>
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 8th day of December, 2025.

Kathleen Lara, Secretary