

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on November 10, 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 Vice Chairperson Kathleen Lara, 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

Bethanii Padu, Economic Development Coordinator

The following resolution was duly offered by Joseph Perrello, and seconded by Sean Brooks, to wit:

Resolution No. 36 - 25

*RESOLUTION SUSPENDING EMPLOYMENT GOALS FOR PROJECTS
UNDERTAKEN PURSUANT TO THE AGENCY'S TOURISM INDUSTRY
UNIFORM TAX EXEMPTION PROGRAM (“TI UTEP”) AND DESTINATION
RESORT UNIFORM TAX EXEMPTION PROGRAM (“DR UTEP”) FOR THE
EMPLOYMENT PERIODS IMPACTING THE PILOT PAYMENTS*

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 adopted its TI UTEP on December 31, 1998 and currently has eight (8) Projects receiving financial assistance under the TI UTEP; and

WHEREAS, the Agency adopted its DR UTEP on April 8, 2008 and currently has seven (7) Projects receiving financial assistance under the DR UTEP; and

WHEREAS, many of the Projects receiving financial assistance under the TI UTEP and DR UTEP have employment goals requiring the Project to employ a minimum number of full-time equivalent (“FTE(s)”) employees to receive full benefits or not be obligated to pay an underemployment penalty; and

WHEREAS, the availability of local labor has changed dramatically since the adoption of the TI UTEP in 1998 and the DR UTEP in 2008; and

WHEREAS, operators of tourism businesses and destination resorts in Sullivan County have experienced significant difficulty in filling open job positions; and

WHEREAS, the Agency has determined that the shortage of qualified workers in the local job market warrants a policy change to allow the local job market to normalize.

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

- Section 1. For Projects receiving financial assistance under the TI UTEP or the DR UTEP, for the employment years relevant to calculation of a PILOT Payment due in 2026 and 2027, any requirement in a PILOT Agreement establishing a minimum number of FTEs not be applied in calculating the PILOT Payment or in assessing an under-employment penalty.
- Section 2. The Executive Director of the Agency shall notify all Projects receiving financial assistance under the TI UTEP or DR UTEP and with a PILOT Agreement establishing employment goals, that the Project may request the suspension of employment goals for the employment years relevant to calculation of the Project’s PILOT Payment.
- Section 3. Any Project that elects to request the suspension of employment goals must not be in default under the transaction documents governing the Project.
- Section 4. Any Project electing to request the suspension of employment goals must make a written request to the Agency’s Executive Director by not later than close of business on December 5, 2025.

Section 5. Any Project electing to request the suspension of employment goals shall pay the cost of amending the Project's PILOT Agreement to implement the suspension of employment goals and shall pay the Agency an administrative fee based on the following schedule:

FTE Goal	Administrative Fee
Less than 50	\$2,500
51 – 200	\$5,000
201 – 500	\$7,500
Over 500	\$10,000

Section 6. 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 7. This Resolution shall take effect immediately.

The question of 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 checked="" 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolution was thereupon duly adopted.

STATE OF NEW YORK :
:SS
COUNTY OF SULLIVAN :

I, the undersigned Assistant 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 November 10, 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	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]
Kathleen Lara	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]
Philip Vallone	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]
Scott Smith	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]
Paul Guenther	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]
Sean Brooks	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]
Ira Steingart	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]
Joseph Perrello	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]
Edward T. Sykes	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]

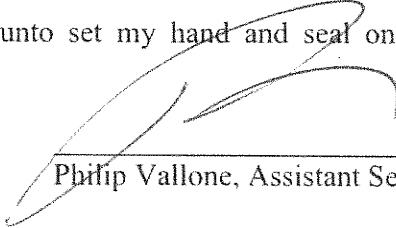
3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Howard A. Siegel	[<input type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input checked="" 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 type="checkbox"/>] Yes	[<input type="checkbox"/>] No	[<input checked="" 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 checked="" 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 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 10th day of November, 2025.



Philip Vallone, Assistant Secretary