

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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SPECIAL MEETING MINUTES
Monday, January 21, 2026

I. CALL TO ORDER

Chairman Siegel called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 9:40 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
Sean Brooks
Ira Steingart
Edward Sykes

Members Absent-

Phillip Vallone
Scott Smith
Paul Guenther
Joseph Perrello

Staff Present-

Jennifer Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

Staff Absent-

None

Others Present-

Walter F. Garigliano, Agency Counsel
Joseph McKay, Project Counsel (The Bethel Performing Arts Center, LLC)

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Steingart and seconded by Ms. Lara, the Board voted and unanimously approved the December 8, 2025 regular meeting minutes and the December 29, 2025 special meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board voted and unanimously approved the revised schedule of payments showing six payments in the amount of \$11,866.47.

On a motion made by Mr. Sykes and seconded by Mr. Steingart, the Board voted and unanimously approved the closure of the **457 Equities Monticello Corp** escrow account held at Jeff Bank.

V. PUBLIC COMMENT

There were none.

VI. NEW BUSINESS

On a motion made by Mr. Brooks and seconded by Mr. Sykes, the Board reviewed and discussed a resolution of the Agency appointing **Catskill Veterinary Services PLLC** and **Catskill Vet Properties LLC** as its agent for the purpose of acquiring, constructing, and equipping the project; making certain findings and determinations; and authorizing the execution and delivery of project documents. This resolution relates to the proposed construction of a veterinary hospital in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Steingart and seconded by Mr. Brooks, the Board reviewed and discussed two resolutions authorizing the amendment of the PILOT Agreements between the Agency and **NY Liberty II LLC** and between the Agency and **NY Thompson III, LLC**. These resolutions relate to solar photovoltaic electricity generating facility projects in the Towns of Liberty and Thompson. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolutions.

The Board discussed authorizing an extension of the **Bethel Performing Arts Center LLC** project for ten years. Conditions of the extension include an increase in the PILOT payment and rent payable, and that all costs incurred by the Agency to extend the project be paid by the Company or reimbursed to the Agency. The Board agreed to move forward with the extension, which will require a deviation from the Agency's Uniform Tax Exemption Policy. The Board directed staff to send deviation notices to the corresponding taxing jurisdictions.

VII. ADJOURN

On a motion made by Mr. Steingart and seconded by Mr. Sykes, the Board adjourned the meeting at approximately 9:54 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator