

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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SPECIAL MEETING MINUTES
Monday, December 29, 2025

I. CALL TO ORDER

Chairman Siegel called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 3:28 PM 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
Joseph Perrello
Edward Sykes

Members Absent-

Phillip Vallone
Scott Smith
Paul Guenther
Ira Steingart (Via Zoom)

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

Staff Absent-

Ira Steingart, Chief Executive Officer

Others Present-

Walter F. Garigliano, Agency Counsel
Matthew Albeck, *Sullivan County Democrat*

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board discussed the minutes of the December 8, 2025 regular meeting. Chairman Siegel called the question, the Board voted and Mr. Siegel, Ms. Lara, Mr. Brooks, and Mr. Sykes voted in favor of approving the minutes. Mr. Perrello abstained because he was not present at the December 8, 2025 meeting. The motion failed and this item will be taken up at the next meeting.

IV. BILLS AND COMMUNICATIONS

Ms. Flad informed the Board she received letters from Adelaar Developers LLC and Veria Lifestyle, Inc requesting to opt into the employee suspension goals program.

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 extending the sales tax abatement period for the **Monticello Industrial Park LLC** project from January 1, 2026 through and including June 30, 2026. This resolution relates to the proposed development of roadways and infrastructure to facilitate the future development of a commercial/industrial park 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. Perrello and seconded by Mr. Brooks, the Board reviewed and discussed a resolution amending resolution No. 39-25 which consented to the assignment by Alliant Tax Credit Fund 34, LTC and Alliant Tax Credit 34, LLC of their limited partnership interests in Regency Manor Limited Partnership to Warwick Properties, an affiliate of **Regency Manor Senior Housing LLC**, the general partner of the partnership. 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.

On a motion made by Mr. Sykes and seconded by Mr. Perrello, the Board reviewed and discussed a resolution consenting to the **Bethel Performing Arts Center LLC** entering into a lease agreement with Cello Partnership DBA Verizon Wireless. This resolution relates to the installation of a repeater on a parcel of land located at 418 West Shore Road, on the site of the Bethel Woods project in the Town of Bethel. 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 authorizing the **extension of the executive employment agreement** with Ira Steingart. 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. Perrello, the Board entered executive session to discuss the financial history of a particular corporation at approximately 3:38 PM.

On a motion made by Ms. Lara and seconded by Mr. Perrello, the Board exited executive session at approximately 4:12 PM.

VII. ADJOURN

On a motion made by Mr. Brooks and seconded by Mr. Perrello, the Board adjourned the meeting at approximately 4:12 PM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator