

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

548 Broadway  
Monticello, New York 12701  
(845) 428-7575 - Voice  
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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:** January 15, 2026

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

**Date:** **Wednesday, January 21, 2026**

**Time:** **9:30 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](#).

**SEE REVERSE FOR AGENDA**

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**AMENDED SPECIAL MEETING AGENDA**

**WEDNESDAY, JANUARY 21, 2026, 9:30 AM**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MEETING MINUTES**

December 8, 2025 Regular Meeting, December 29, 2025 Special Meeting

**IV. BILLS AND COMMUNICATIONS**

**V. PUBLIC COMMENT**

**VI. NEW BUSINESS**

1. *Resolution:* Appointing Catskill Veterinary Services, PLLC and Catskill Veterinary Properties LLC as Agent of the Agency for the Purpose of Acquiring, Constructing, Installing and Equipping the Project; Making Certain Findings and Determinations With Respect to the Project; and Authorizing the Execution and Delivery of an Agent and Project Agreement Between the Agency and the Company; Authorizing the Agency to Execute a Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement and Related Documents With Respect to the Acquisition, Construction, Installation and Equipping of the Project
2. *Resolution:* Authorizing the Amendment of the Payment in Lieu of Taxation Agreement between the Agency and NY Liberty II, LLC
3. *Resolution:* Authorizing the Amendment of the Payment in Lieu of Taxation Agreement between the Agency and NY Thompson III, LLC
4. *Resolution:* Authorizing the Extension of the Bethel Performing Arts Center, LLC Project
5. Any and All Other Business Before the Board

**VII. ADJOURN**

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