

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

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

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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