

## RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on Monday, December 29, 2025, at 3:00 p.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairman Howard A. Siegel, 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	[        ]	[    ✓    ] on Zoom
Joseph Perrello	[    ✓    ]	[        ]
Edward T. Sykes	[    ✓    ]	[        ]

The following persons were also present:

Jennifer M. Flad, Executive Director

Ira Steingart, Chief Executive Officer

Julio Garaicoechea, Project Manager

Bethanii Padu, Economic Development Coordinator

Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by Edward T. Sykes, and seconded by Joseph Perrello, to wit:

### Resolution No. 42 - 25

#### *RESOLUTION CONSENTING TO THE BETHEL PERFORMING ARTS CENTER, LLC ("BPAC") ENTERING INTO A LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS*

*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 and BPAC entered into a straight lease transaction on February 1, 2006; and

*WHEREAS*, BPAC has requested the Agency's consent to authorize BPAC to enter into a Lease Agreement with Cellco Partnership d/b/a Verizon Wireless (the "Lease Agreement") to allow the installation of communications facilities on a portion of Town of Bethel Tax Map Section 22, Block 1, Lot 4, located at 418 West Shore Road, Town of Bethel, County of Sullivan, State of New York; and

*WHEREAS*, the Agency is willing to provide the requested consent.

*NOW, THEREFORE, BE IT RESOLVED*, that the Agency hereby consents to BPAC entering into the Lease Agreement, and it is further

*RESOLVED*, that the Chairman or Executive Director of the Agency, each acting individually, is hereby authorized and directed to execute such documents as are reasonably requested by BPAC or Cellco Partnership d/b/a Verizon Wireless to memorialize the consent hereby given.

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

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

I, the undersigned 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 December 29, 2025 at 3:00 p.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 checked="" type="checkbox"/> ]	[ ]
Kathleen Lara	[ <input checked="" type="checkbox"/> ]	[ ]
Philip Vallone	[ ]	[ <input checked="" type="checkbox"/> ]
Scott Smith	[ ]	[ <input checked="" type="checkbox"/> ]
Paul Guenther	[ ]	[ <input checked="" type="checkbox"/> ]
Sean Brooks	[ <input checked="" type="checkbox"/> ]	[ ]
Ira Steingart	[ ]	[ <input checked="" type="checkbox"/> ] on Zoom
Joseph Perrello	[ <input checked="" type="checkbox"/> ]	[ ]
Edward T. Sykes	[ <input checked="" type="checkbox"/> ]	[ ]

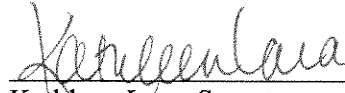
3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Howard A. Siegel	[ <input checked="" type="checkbox"/> ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ <input checked="" type="checkbox"/> ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ <input checked="" type="checkbox"/> ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ <input checked="" type="checkbox"/> ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ <input checked="" type="checkbox"/> ] Absent	[ ] Abstain
Sean Brooks	[ <input checked="" type="checkbox"/> ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ <input checked="" type="checkbox"/> ] Absent	[ ] Abstain
Joseph Perrello	[ <input checked="" type="checkbox"/> ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Edward T. Sykes	[ <input checked="" type="checkbox"/> ] Yes	[ ] No	[ ] Absent	[ ] 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 29<sup>th</sup> day of December, 2025.

  
\_\_\_\_\_  
Kathleen Lara, Secretary