

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

548 Broadway  
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**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:** February 23, 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, February 25, 2026  
**Time:** 3:30 PM  
**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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**SPECIAL MEETING AGENDA  
WEDNESDAY, FEBRUARY 25, 2026, 3:30 PM**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENT**

**IV. OLD BUSINESS**

1. Resolution: Authorizing the Extension of The Bethel Performing Arts Center, LLC Project

**V. NEW BUSINESS**

1. Resolution: Authorizing Execution and Delivery of a Mortgage to Secure a Loan from Jeff Bank to RGG Realty LLC, Columbia Ice and Cold Storage Corporation and Ice Cube, Inc. in an Original Principal Amount Not to Exceed \$1,000,000
2. Resolution: Authorizing an Amendment of the Adelaar Developer, LLC Payment in Lieu of Taxation Agreement to Authorize Acceptance of a Guaranty from EPR Properties as Financial Security for the 2027 PILOT Payment
3. Any and All Other Business Before the Board

**VI. ADJOURN**

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