COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
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REGULAR MEETING MINUTES
Monday, February 9, 2026

I. CALL TO ORDER

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:06 AM 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
Ira Steingart
Joseph Perrello
Edward Sykes

Members Absent-
Phillip Vallone
Scott Smith
Paul Guenther (Via Zoom)
Sean Brooks

Staff Present-
Jennifer Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

Staff Absent-
None

Others Present-
Walter F. Garigliano, Agency Counsel
Khalid Bashjawish, Deputy County Attorney
Dr. Matthew Evans, Monticello CSD Superintendent
Matthew Albeck, *Sullivan County Democrat*
Kimberly Izar, WJFF
Ken Walter
Mark Tierney

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board voted and unanimously approved the January 21, 2026 special meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board voted and unanimously approved the revised schedule of payments showing nine payments in the amount of $14,582.60.

V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT

There were no questions on the January staff report or quarterly financial report.

VI. PUBLIC COMMENT

The Board recognized the comments of Ken Walter.

VII. NEW BUSINESS

The **RGG Realty LLC**, **Columbia Ice and Cold Storage**, and **Ice Cube Inc** resolution was tabled. The item will be taken up at the next meeting.

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 Cellco Partnership DBA Verizon Wireless. This resolution relates to the installation of a repeater on a parcel of land located at 116 Hurd Road, on 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.

The Board discussed exploring a Uniform Tax Exempt Policy for **Battery Energy Storage System (BESS)** Projects. The BESS projects are eligible for a 15 year real property tax exemption under Section 487 of the NYS Real Property Tax Law which is the same law for Community Distributed Generation (CDG) Solar Projects. The Board agreed to conduct additional research.

The Board discussed why the **Bethel Performing Arts Center LLC** request for an extension had been tabled. The Board recognized the comments of Dr. Matthew Evans.

> On a motion made Mr. Sykes and seconded by Mr. Perrello, the Board entered into executive session to discuss the financial history of a particular corporation at approximately 11:22 AM.
>
> On a motion made Ms. Lara and seconded by Mr. Perrello, the Board exited executive session at approximately 11:39 AM.

VIII. PUBLIC COMMENT AND ADJOURN

The Board recognized the comments of Ken Walter. On a motion made by Mr. Perrello and seconded by Ms. Lara, the Board adjourned the meeting at approximately 11:41 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator