

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway

Monticello, New York 12701

Tel: (845) 428-7575

Fax: (845) 428-7577

TTY 711

www.sullivanida.com

SPECIAL MEETING MINUTES

Monday, February 25, 2026

I. CALL TO ORDER

Chairman Siegel called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 3:35 PM 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

Sean Brooks

Joseph Perrello

Members Absent-

Phillip Vallone

Scott Smith

Paul Guenther

Edward Sykes

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

Dr. Matthew Evans, Monticello CSD Superintendent

Matthew Albeck, *Sullivan County Democrat*

Ken Walter

III. PUBLIC COMMENT

The Board recognized the comments of Ken Walter.

IV. NEW BUSINESS

On a motion made by Mr. Perrello and seconded by Mr. Brooks, the Board reviewed and discussed a resolution authorizing the execution and delivery of a mortgage to secure a loan from Jeff Bank to **RGG Realty LLC, Columbia Ice and Cold Storage, and Ice Cube Inc** in an original principal amount not to exceed \$1,000,000. This resolution relates to the rehabilitation of an existing building for use as an ice distribution facility in the Village of Monticello. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board reviewed and discussed a 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. This resolution relates to the indoor waterpark resort hotel and related facilities in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

V. PUBLIC COMMENT AND ADJOURN

The Board recognized the comments of Ken Walter. On a motion made by Ms. Lara and seconded by Mr. Brooks, the Board adjourned the meeting at approximately 3:40 PM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator