

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway
Monticello, New York 12701
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TTY 711

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: April 9, 2026

PLEASE TAKE NOTICE that there will be a Regular Meeting of the County of Sullivan Industrial Development Agency scheduled as follows:

Date: Monday, April 13, 2026
Time: 11:00 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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MEETING AGENDA
MONDAY, APRIL 13, 2026, 11:00 AM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

March 31, 2026 Special Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT

VI. PUBLIC COMMENT ON NEW BUSINESS

VII. NEW BUSINESS

1. Resolution: Authorizing Execution and Delivery of One or More Leasehold Mortgages Related to the Casino Project Land, Golf Project Land and EV Hotel Project Land, Securing One or more Obligations of Montreign Operating Company, LLC, Empire Resorts Real Estate I, LLC, Empire Resorts Real Estate II, LLC, and Certain of their Affiliates Securing an Aggregate Principal Amount Not to Exceed Three Hundred Million (\$300,000,000) Dollars
2. Resolution: Extending the Sales Tax Abatement Period for the NY Fallsburg (Frank Brown Road), LLC Project Nunc Pro Tunc From April 1, 2026 Through and Including September 30, 2026
3. Resolution: Extending the Sales Tax Abatement Period for the Maude Crawford Realty LLC and Bridgeville Ski Company Inc. d/b/a Holiday Mountain Project From May 1, 2026 Through and Including October 31, 2026
4. Any and All Other Business Before the Board

VIII. PUBLIC COMMENT AND ADJOURN

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