

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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SPECIAL MEETING MINUTES

Tuesday, March 31, 2026

I. CALL TO ORDER

Mr. Smith called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 9:58 AM in the Conference Room at Southern Tier Title Agency, 548 Broadway, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Philip Vallone

Scott Smith

Sean Brooks

Ira Steingart

Ed Sykes

Members Absent-

Howard Siegel

Kathleen Lara

Paul Guenther

Joseph Perrello

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

Sean Kuhn, *Sullivan County Democrat*

Andrew Arias, Cooper Arias LLP

Ken Walter

David Brittenham

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Steingart and seconded by Mr. Sykes, the Board voted and unanimously approved the February 9, 2026 regular meeting minutes and February 25, 2026 special meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Steingart and seconded by Mr. Vallone, the Board voted and unanimously approved the schedule of payments showing four payments in the amount of \$15,928.33.

V. STAFF REPORT

There were no questions on the February staff report.

VI. PUBLIC COMMENT ON NEW BUSINESS

There was none.

VII. NEW BUSINESS

On a motion made by Mr. Sykes and seconded by Mr. Brooks, the Board reviewed and discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development in Sullivan County, Inc** for the first calendar quarter of 2026. Mr. Smith called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Brooks and seconded by Mr. Vallone, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Homstedt, LLC and North Branch Cider Mill LLC** project from April 1, 2026 through and including September 30, 2026. This resolution relates to the renovation and redevelopment of North Branch Cider Mill located in the Town of Callicoon. Mr. Smith called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Brooks and seconded by Mr. Steingart, the Board reviewed and discussed a resolution consenting to the assignment by **Theowins, LLC and Global Natural Foods, Inc** of all their right, title, and interest in and to the project to Catskill East LLC. This resolution relates to the brewery and office facility located at 672 Old Route 17 the Town of Rockland. Mr. Smith called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Vallone and seconded by Mr. Sykes, the Board reviewed and discussed the Agency's **Procurement Policy, Investment Policy, and Disposition of Real Property Guidelines**. Mr. Smith called the motion to question, the Board voted, and the policies and guidelines were unanimously approved.

The Board conducted its annual review of the Agency's **Mission Statement and Performance Measurements**. Ms. Flad read the performance measurement questions. All present members of the Board voted yes in response, and approved the Mission Statement and Performance Measurement Report.

Mr. Arias on behalf of Cooper Arias LLP gave a brief presentation on the 2025 **Audited Financial Statements**.

VIII. RECESS

On a motion made by Mr. Vallone and seconded by Mr. Brooks, the Board recessed the meeting at approximately 9:57 AM. The meeting will reconvene immediately after the Sullivan County Resort Facilities LDC meeting.

IX. RECONVENE

The Board reconvened the meeting at approximately 10:08 AM.

X. NEW BUSINESS (CONTIN'D)

The Board voted and unanimously accepted the financial information contained in the 2025 **Public Authorities Reporting Information System (PARIS)** annual report, and unanimously accepted the PARIS certified financial audit report, PARIS procurement report, and PARIS investment report.

There were no questions on the **2025 Board Self Evaluations**.

XI. PUBLIC COMMENT

The Board recognized the comments of Ken Walter.

On a motion made by Mr. Brooks and seconded by Mr. Vallone, the Board entered executive session to discuss pending litigation at approximately 10:10 AM.

On a motion made by Mr. Vallone and seconded by Mr. Brooks, the Board exited executive session at approximately 10:33 AM.

XII. ADJOURN

On a motion made by Mr. Vallone and seconded by Mr. Brooks, the Board adjourned the meeting at approximately 10:34 AM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator