RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on March 31, 2026 at 9:30 a.m. local time at New Southern Tier Title Agency, LLC, 548 Broadway, Monticello, New York 12701.

The meeting was called to order by Assistant Treasurer Scott Smith and, upon the roll being called, the following members of the Agency were:

	PRESENT	ABSENT
Howard A. Siegel	[ ]	[√]
Kathleen Lara	[ ]	[√]
Philip Vallone	[√]	[ ]
Scott Smith	[√]	[ ]
Paul Guenther	[ ]	[√]
Sean Brooks	[√]	[ ]
Ira Steingart	[√]	[ ]
Joseph Perrello	[ ]	[√]
Edward T. Sykes	[√]	[ ]

The following persons were also present:
Jennifer M. Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator
Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by Sean Brooks, and seconded by Philip Vallone, to wit:

Resolution No. 08 - 26

RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE HOMESTEDT, LLC ("HOMESTEDT") AND NORTH BRANCH CIDER MILL LLC ("NB CIDER MILL" AND TOGETHER WITH HOMESTEDT COLLECTIVELY, THE "COMPANY") PROJECT FROM APRIL 1, 2026 THROUGH AND INCLUDING SEPTEMBER 30, 2026

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, on or about July 28, 2023, the Company presented an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) construction, reconstruction, renovation, rehabilitation, installation and equipping of two (2) buildings aggregating approximately 11,000+/- square feet intended to be tourism destination, dining establishment, retail shops, design studio, and residence (collectively, the

"Buildings") together with the related parking area ("Parking Area") situate on three (3) parcels of real estate consisting of approximately 2.25+/- acres located at 38 and 44 North Branch-Callicoon Center Road, North Branch, Town of Callicoon ("Town"), County of Sullivan, State of New York and identified on the Town's tax map as Section 24, Block 6, Lot 5.2 and Section 25, Block 1, Lots 23.2 and 50.2 ("Land"); (ii) acquisition, construction and equipping of the Buildings and Parking Area; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iv) construction of improvements to the Buildings, the Parking Area, the Land and the Equipment (collectively, the Buildings, the Parking Area, the Land and the Equipment are referred to as the "Facility" or the "Project"); and (v) lease of the Facility from the Agency to the Company; and

WHEREAS, on or about September 1, 2023, the Agency and the Company entered into an Agent and Project Agreement ("Agent Agreement") pursuant to which the Agency designated the Company as agent of the Agency; and

WHEREAS, contemporaneously with the execution of the Agent Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter granting a sales tax exemption for purchases related to the construction and equipping of the Project, which letter has expired; and

WHEREAS, the current Sales Tax Exemption Letter expired on March 31, 2026; and

WHEREAS, on or about March 4, 2026, the Company requested that the sales tax abatement period be extended for another six (6) months to continue the construction and equipping of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended from April 1, 2026 through and including September 30, 2026; and it is further

RESOLVED, that the Chairman or Executive Director of the Agency, each acting individually, are each hereby authorized, on behalf of the Agency, to execute and deliver a sales tax exemption extension letter from April 1, 2026 through and including September 30, 2026 with respect to the Project along with any other documents necessary to effectuate the intent of this Resolution.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Howard A. Siegel	[ ] Yes	[ ] No	[√] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[√] Absent	[ ] Abstain
Philip Vallone	[√] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[√] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[√] Absent	[ ] Abstain
Sean Brooks	[√] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[√] Yes	[ ] No	[ ] Absent	[ ] Abstain
Joseph Perrello	[ ] Yes	[ ] No	[√] Absent	[ ] Abstain
Edward T. Sykes	[√] Yes	[ ] No	[ ] Absent	[ ] Abstain

The resolution was thereupon duly adopted.