

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**  
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**REGULAR MEETING MINUTES**  
**Monday, April 13, 2026**

**I. CALL TO ORDER**

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:03 AM in the Legislative Conference Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

**II. ROLL CALL**

***Members Present-***

Howard Siegel  
Kathleen Lara  
Scott Smith  
Ira Steingart  
Ed Sykes

***Members Absent-***

Sean Brooks  
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*  
Ken Walter  
David Brittenham  
Barbara Lerner

Chairman Siegel acknowledged the County Legislature's recent reduction of the Agency Board from nine to seven members. He expressed his gratitude to Paul Guenther and Phil Vallone, who have resigned from the Board, for their service and contributions to the Agency.

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Sykes and seconded by Mr. Steingart, the Board voted and unanimously approved the March 31, 2026 special meeting minutes.

**IV. BILLS AND COMMUNICATIONS**

On a motion made by Mr. Sykes and seconded by Ms. Lara, the Board voted and unanimously approved the schedule of payments showing ten payments in the amount of \$32,405.75.

**V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT**

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

**VI. PUBLIC COMMENT ON NEW BUSINESS**

The Board recognized the comments of Ken Walter.

**VII. NEW BUSINESS**

On a motion made by Mr. Smith and seconded by Mr. Sykes, the Board reviewed and discussed a resolution authorizing execution and delivery of one or more leasehold mortgages related to 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 other affiliates securing an aggregate principal amount not to exceed \$300,000,000. This resolution relates to the Resort World Catskills Casino & Resort, the reconstruction of the Monster and International Golf Course, and the development of a hotel with mixed used space in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Sykes and seconded by Mr. Smith, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **NY Fallsburg (Frank Brown Road) LLC** project from April 1, 2026 through and including September 30, 2026. This resolution relates to a solar photovoltaic electricity generating facility in the Town of Fallsburg. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board reviewed and discussed a resolution extending the sales tax abatement period for the **Maude Crawford Realty LLC and Bridgeville Ski Company** project from May 1, 2026 through and including October 31, 2026. This resolution relates to the rehabilitation of the Holiday Mountain Ski & Fun Park located in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

Ms. Flad informed the Board that the Loan Committee approved the write-off of the remaining balance of the David and Donalette Appel loan in the amount of \$2,685.12. Chairman Siegel and Attorney Garigliano clarified that after a period of late or missed payments, the Loan Committee accepted a lump sum payment in full settlement of the loan. The Board unanimously acknowledged the write-off of the remaining balance.

On a motion made by Mr. Steingart and seconded by Ms. Lara, the Board entered into executive session to discuss the financial history of a particular third-party corporation at approximately 11:14 AM.

On a motion made by Mr. Sykes and seconded by Mr. Smith, the Board exited executive session at approximately 11:25 AM.

**VIII. PUBLIC COMMENT AND ADJOURN**

The Board recognized the comments of David Brittenham. On a motion made by Mr. Steingart and seconded by Mr. Smith, the Board adjourned the meeting at approximately 11:26 AM.

Respectfully submitted:  
Bethanii Padu, Economic Development Coordinator