

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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REGULAR MEETING MINUTES

Monday, May 18, 2026

I. CALL TO ORDER

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:04 AM in the Legislative Hearing 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

Joseph Perrello

Ed Sykes

Members Absent-

Scott Smith

Sean Brooks

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

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board voted and unanimously approved the April 13, 2026 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Sykes and seconded by Mr. Steingart, the Board voted and unanimously approved the revised schedule of payments showing ten payments in the amount of \$15,180.30.

V. STAFF REPORT

There were no questions on the April staff report.

VI. NEW BUSINESS

On a motion made by Mr. Steingart and seconded by Mr. Sykes, the Board reviewed and discussed updating the Agency's officers and Board committee appointments. Chairman Siegel called the motion

to question, the Board voted and unanimously approved the proposed slate of officers and committee members.

On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board reviewed and discussed a resolution directing the recapture of sales and use tax benefits exceeding the amount authorized from **NY Forestburgh I LLC** project. This resolution relates to a solar photovoltaic electricity generating facility in the Town of Forestburgh. Mr. Siegel recused himself from discussion because he has ownership interest in the company that owns the project parcel, which is then leased to NY Forestburgh I.

Chairman Siegel called the motion to question, the Board voted and the resolution was approved with Ms. Lara, Mr. Steingart, Mr. Perrello and Mr. Sykes in favor, none opposed, and Mr. Siegel abstaining.

On a motion made by Mr. Steingart and seconded by Mr. Sykes, the Board reviewed and discussed a resolution approving an increase in the authorized sales and use tax abatement relating to the **Maude Crawford Realty LLC and Bridgeville Ski Company Inc.** project. This resolution relates to the rehabilitation of the Holiday Mountain Ski & Fun Park 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. Steingart, the Board reviewed and discussed a resolution of the Agency appointing **Rockland Solar CS LLC** as its agent for the purpose of constructing the project; making certain findings and determinations; and authorizing the execution and delivery of project documents. This resolution relates to a solar photovoltaic electricity generating facility in the Town of Rockland. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Steingart and seconded by Ms. Lara, the Board reviewed and discussed a resolution of the Agency appointing **Amytra Development LLC and Eldred Entertainment LLC** as its agent for the purpose of acquiring, constructing, installing and equipping the project; making certain findings and determinations; and authorizing the execution and delivery of project documents. The Agency conducted a review of the Short Environmental Assessment Form (parts two and three) and issued a negative declaration. This resolution relates to the proposed development of a spa in the Town of Highland. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

VII. PUBLIC COMMENT

Chairman Siegel asked those present for comment. The Board recognized the comments of Ken Walter.

On a motion made by Mr. Steingart and seconded by Mr. Sykes, the Board entered into executive session to discuss the financial history of a particular third-party corporation at approximately 11:24 AM.

On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board exited executive session at approximately 11:36 AM.

VIII. ADJOURN

On a motion made by Mr. Sykes and seconded by Mr. Perrello, the Board adjourned the meeting at approximately 11:37AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator