

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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SPECIAL MEETING MINUTES

Wednesday, July 1, 2026

I. CALL TO ORDER

Assistant Treasurer Scott Smith called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 10:02 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Scott Smith

Sean Brooks

Ira Steingart

Joseph Perrello

Edward Sykes

Members Absent-

Howard Siegel (*By telephone*)

Kathleen Lara

Staff Present-

Jennifer Flad, Executive Director

Ira Steingart, Chief Executive Officer

Julio Garaicoechea, Project Manager

Staff Absent-

Bethanii Padu, Economic Development Coordinator

Others Present-

Walter F. Garigliano, Agency Counsel

Sharon Jankiewicz, Sullivan County Attorney's Office

Sean Kuhn, *Sullivan County Democrat*

III. NEW BUSINESS

On a motion made by Mr. Brooks and seconded by Mr. Perrello, the Board reviewed and discussed a resolution amending Resolution 10-26 which authorized 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 \$300,000,000.00 Dollars. Assistant Treasurer Smith called the motion to question, the Board voted and the resolution was unanimously approved.

IV. PUBLIC COMMENT AND ADJOURNMENT

There being no public comment, on a motion made by Mr. Brooks and seconded by Mr. Steingart, the Board adjourned the meeting at approximately 10:07 AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager