

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on August 10, 2026 at 11:00 a.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairman Howard A. Siegel, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[☒]	[☐]
Kathleen Lara	[☒]	[☐]
Scott Smith	[☒]	[☐]
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

Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by Kathleen Lara, and seconded by Scott Smith, to wit:

Resolution No. 24 - 26

RESOLUTION CONSENTING TO THE TRANSFER OF THE LAND (AS HEREINAFTER DESCRIBED) LEASED TO THE DOETSCH FAMILY III LLC ("COMPANY") PROJECT FROM DOETSCH FAMILY I LLC ("DF-I") TO DOETSCH FAMILY IV LLC ("DF-IV")

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, the Project (as hereinafter defined) is located on 0.194± acres of real estate owned by DF-I; and

WHEREAS, the Land (as hereinafter defined) is leased by DF-1 to the Company pursuant to a Lease Agreement entered into as of August 8, 2022; and

WHEREAS, on or about September 14, 2022, the Company and the Agency closed on a lease/leaseback transaction consisting of the following: (i) reconstruction, renovation, rehabilitation, installation and equipping of a building approximately 2,200+/- square feet intended to be used as a short-term lodging facility comprising a total of four (4) units (the “Building”) situate on a parcel of real estate owned by DF-I, consisting of approximately 0.194+/- acres located at 9291 State Route 97, Callicoon, Town of Delaware (“Town”), County of Sullivan, State of New York and identified on the Town’s tax map as Section 14, Block 5, Lot 33 (“Land”); (ii) reconstruction, renovation, rehabilitation, installation and equipping of the Building; (iii) acquisition and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iv) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, 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 14, 2022, the Agency and the Company entered into the following documents:

1. Agent and Project Agreement;
 2. Environmental Compliance and Indemnification Agreement;
 3. Bill of Sale to Agency;
 4. Bill of Sale to Company;
 5. Lease to Agency and memorandum thereto;
 6. Leaseback to Company and memorandum thereto; and
 7. Payment in Lieu of Taxation Agreement;
- ; and

WHEREAS, by its memo dated April 25, 2026, DF-I advised the Agency that it desires to transfer the Land leased to the Company to DF-IV; and

WHEREAS, the Agency wishes to consent to the transfer of the Land from DF-I to -DF-IV.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency hereby consents to the transfer of the Land from DF-I to DF-IV.

Section 2. The foregoing resolutions are conditioned upon payment to the Agency of a consent fee in the amount of One Hundred and 00/100 (\$100.00) Dollars.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting on behalf of the Agency, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the

terms, covenants and provisions of any documents executed for and on behalf of the Agency.

Section 4. This resolution shall take effect immediately.

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
Scott Smith	☒ 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.

STATE OF NEW YORK :
:SS
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency ("Agency") with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on August 10, 2026 at 11:00 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[☒]	[]
Kathleen Lara	[☒]	[]
Scott Smith	[☒]	[]
Sean Brooks	[]	[☒]
Ira Steingart	[☒]	[]
Joseph Perrello	[]	[☒]
Edward T. Sykes	[☒]	[]

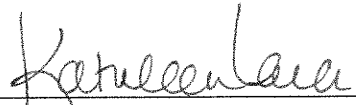
3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Howard A. Siegel	[☒] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[☒] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[☒] 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

and therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 10th day of August, 2026.



Kathleen Lara, Secretary