

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway
Monticello, New York 12701
(845) 428-7575 - Voice
(845) 428-7577 - Fax
www.sullivanida.com
TTY 711

MEETING NOTICE

TO: Howard Siegel, IDA Chairman and Treasurer/ Chief Financial Officer
Kathleen Lara, IDA Vice Chairperson and Secretary
Scott Smith, IDA Assistant Treasurer
Sean Brooks, IDA Member
Ira Steingart, IDA Member & Chief Executive Officer
Joseph Perrello, IDA Member
Edward T. Sykes, IDA Member
Chairman and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
Walter F. Garigliano, Esq., IDA Counsel
FROM: Jennifer Flad, Executive Director
DATE: September 8, 2026

PLEASE TAKE NOTICE that there will be a Regular Meeting of the County of Sullivan Industrial Development Agency scheduled as follows:

Date: Monday, September 14, 2026
Time: 11:00 AM
Location: Legislative Committee Room, Sullivan County Government Center, 100 North Street, Monticello, New York 12701

This meeting video will also be livestreamed on the [IDA's YouTube Channel](#).

Meeting documents will be posted online [here](#).

SEE REVERSE FOR AGENDA

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway
Monticello, New York 12701
(845) 428-7575 - Voice
(845) 428-7577 - Fax
www.sullivanida.com
TTY 711

MEETING AGENDA

MONDAY, SEPTEMBER 14, 2026, 11:00 AM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

August 10, 2026 Regular Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT

VI. NEW BUSINESS

1. Resolution: Authorizing the Agency to Provide Funding to the Partnership for Economic Development in Sullivan County, Inc. for the Third Calendar Quarter of 2026
2. Resolution: Extending the Sales Tax Abatement Period for the Homesteadt, LLC and North Branch Cider Mill LLC Project From October 1, 2026 Through and Including March 31, 2027
3. Resolution: Extending the Sales Tax Abatement Period for the NY Fallsburg (Frank Brown Road), LLC Project From October 1, 2026 Through and Including March 31, 2027
4. Resolution: Extending the Sales Tax Abatement Period for the Catskill Veterinary Services, PLLC and Catskill Vet. Properties LLC Project From October 1, 2026 Through and Including March 31, 2027
5. Resolution: Amending Resolution No. 16-26 Which Appointed Amytra Development LLC and Eldred Entertainment, LLC as Agent of the Agency for the Purpose of Acquiring, Constructing, Installing and Equipping the Project; Making Certain Findings and Determinations with Respect to the Project; and Authorizing the Execution and Delivery of an Agent and Project Agreement Between the Agency and the Company; Authorizing the Agency to Execute a Lease, Leaseback, PILOT Agreement and Related Documents with Respect to the Acquisition, Construction, Installation and Equipping of the Project
6. Resolution: (I) Authorizing the Construction and Equipping of an Approximately 10,000 Square Foot Addition to the Gibbers Estates LLC and M E P Wholesalers Corp. (Together, "Company") Project; (II) Making Certain Findings and Determinations with Respect to the 2026 Addition Project; (III) Appointing the Company an Agent of the Agency for the Purpose of Constructing and Equipping the 2026 Addition Project; and (IV) Authorizing the Agency to Execute and Deliver an Amended and Restated Agent and Project Agreement, Amended and Restated Lease to Agency, Amended and Restated Leaseback to Company, Amended and Restated Payment in Lieu of Taxation Agreement and Any Other Related Documents with Respect to the Construction and Equipping of the 2026 Addition Project
7. Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

##