COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
548 Broadway
Monticello, New York 12701
Tel: (845) 428-7575
Fax: (845) 428-7577
TTY 711
www.sullivanida.com

REGULAR MEETING MINUTES
Monday, August 10, 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 Committee 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
Edward Sykes

Members Absent-
Sean Brooks
Joseph Perrello

Staff Present-
Jennifer Flad, Executive Director
Ira Steingart, Chief Executive Officer

Staff Absent-
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

Others Present-
Walter F. Garigliano, Agency Counsel
Kirsten Harlow Foster, Hudson Valley AgriBusiness Development Corporation
Todd Erling, Hudson Valley AgriBusiness Development Corporation
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 July 13, 2026 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Sykes and seconded by Mr. Smith, the Board voted and unanimously approved the schedule of payments showing nine payments in the amount $41,595.30.

V. STAFF REPORT

There were no questions on the staff report.

VI. NEW BUSINESS

Todd Erling, Executive Director of **Hudson Valley AgriBusiness Development Corporation** (HVADC), gave a presentation on HVADC and its recent work in Sullivan County and throughout the region.

On a motion made by Ms. Lara and seconded by Mr. Smith, the Board reviewed and discussed a resolution appointing **26 Holland Development, LLC and Gelsomino and Davis Speech, Occupational, Physical Therapy Services, PLLC** as agents of the Agency; making certain findings and determinations; authorizing the execution and delivery of an Agent and Project Agreement; and authorizing execution of a Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement and related documents. This resolution relates to the development of an early childhood special education preschool in the Town of Liberty. Chairman Siegel called the question, the Board voted and the resolution was adopted unanimously.

On a motion made by Mr. Sykes and seconded by Mr. Steingart, the Board reviewed and discussed a resolution authorizing execution and delivery of a mortgage to secure a loan from Jeff Bank to **North Branch Cider Mill LLC and Homestedt, LLC** in an original principal amount not to exceed $300,000. This resolution relates to the North Branch Cider Mill project in the Town of Callicoon. Chairman Siegel called the question, the Board voted and the resolution was adopted unanimously.

On a motion made by Ms. Lara and seconded by Mr. Smith, the Board reviewed and discussed a resolution consenting to the transfer of the land leased to the **Doetsch Family III LLC** Project from Doetsch Family I LLC to Doetsch Family IV LLC. This relates to the Old Ross House short-term lodging facility in the Town of Delaware. Chairman Siegel called the question, the Board voted and the resolution was adopted unanimously.

On a motion made by Mr. Steingart and seconded by Mr. Sykes, the Board reviewed and discussed a resolution authorizing and approving the termination of **Rural Business Development Grant**s awarded by the US Department of Agriculture in fiscal year 2022. Chairman Siegel called the question, the Board voted and the resolution was adopted unanimously.

VII. PUBLIC COMMENT AND ADJOURN

Chairman Siegel asked those present for comment. There was no public comment. On a motion made by Mr. Smith and seconded by Ms. Lara, the Board adjourned the meeting at approximately 11:25 AM.

Respectfully submitted:
Jennifer Flad, Executive Director