

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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REGULAR MEETING MINUTES

Monday, September 14, 2026

I. CALL TO ORDER

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:08 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

Scott Smith

Sean Brooks

Ira Steingart

Joseph Perrello

Edward Sykes

Members Absent-

Kathleen Lara

Staff Present-

Jennifer Flad, Executive Director

Ira Steingart, Chief Executive Officer

Bethanii Padu, Economic Development Coordinator

Staff Absent-

None

Others Present-

Ken Walter

III. BILLS AND COMMUNICATIONS

On a motion made by Mr. Sykes and seconded by Mr. Perrello, the Board voted and unanimously approved the schedule of payments showing ten payments in the amount of \$10,529.48.

IV. APPROVAL OF MIINUTES

On a motion made by Mr. Steingart and seconded by Mr. Smith, the Board voted and approved the August 10, 2026 regular meeting minutes. Mr. Perrello abstained from voting because he was absent from the August 10 meeting.

V. STAFF REPORT

There were no questions on the staff report.

VI. NEW BUSINESS

On a motion made by Mr. Brooks and seconded by Mr. Sykes, the Board reviewed and discussed a 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. This resolution relates to

the North Branch Cider Mill project in the Town of Callicoon. 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. Perrello, the Board reviewed and discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development** for the third calendar quarter. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board reviewed and discussed a 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. This resolution relates to a solar photovoltaic electricity generating facility in the Town of Fallsburg. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Brooks and seconded by Mr. Smith, the Board reviewed and discussed a 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. This resolution relates to the proposed construction of a veterinary hospital 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. Brooks and seconded by Mr. Perrello, the Board reviewed and discussed a resolution amending Resolution No. 16-26 which appointed **Amytra Development LLC** and **Eldred Entertainment LLC** 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 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.

On a motion made by Mr. Perrello and seconded by Mr. Brooks, the Board reviewed and discussed a resolution authorizing construction of a 10,000 square foot addition to the **Gibbers Estates LLC** and **M E P Wholesalers Corp** project; making certain findings and determinations; appointing as agents of the Agency; authorizing execution and delivery of Amended and Restated Agent and Project Agreement; and authorizing execution of Amended and Restated Lease to Agency, Amended and Restated Leaseback, Amended and Restated Payment In Lieu of Taxation Agreement, and any other related documents. This resolution relates to an HVAC and electrical supply retail facility and warehouse in the Town of Fallsburg. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

VII. PUBLIC COMMENT AND ADJOURN

Chairman Siegel asked those present for comment. The Board recognized the comments of Mr. Perrello and Ken Walter. On a motion made by Mr. Perrello and seconded by Mr. Smith, the Board adjourned the meeting at approximately 11:19 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator