

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

548 Broadway  
Monticello, New York 12701  
(845) 428-7575 - Voice  
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[www.sullivanida.com](http://www.sullivanida.com)  
TTY 711

**MEETING NOTICE**

**TO:** Howard Siegel, IDA Chairman and Treasurer/ Chief Financial Officer  
Kathleen Lara, IDA Vice Chairperson  
Carol Roig, IDA Secretary  
Philip Vallone, IDA Assistant Secretary  
Scott Smith, IDA Assistant Treasurer  
Paul Guenther, IDA Member  
Sean Brooks, IDA Member  
Ira Steingart, IDA Member & Chief Executive Officer  
Joseph Perrello, IDA Member  
Chairman and Members of the Sullivan County Legislature  
Josh Potosek, Sullivan County Manager  
Walter Garigliano, Esq., IDA Counsel

**FROM:** Jennifer Flad, Executive Director

**DATE:** December 11, 2024

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

**Date:** Monday, December 16, 2024

**Time:** 9:15 AM

**Location:** Legislative Hearing 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](#).

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**SPECIAL MEETING AGENDA  
MONDAY, DECEMBER 16, 2024**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MEETING MINUTES**

November 18, 2024 Regular Meeting

**IV. BILLS AND COMMUNICATIONS**

**V. STAFF REPORT**

**VI. NEW BUSINESS**

Resolution: Appointing NY Fallsburg (Frank Brown Road), LLC as Agent of the Agency for the Purpose of Constructing the Project; Making Certain Findings and Determinations; Authorizing the Execution and Delivery of an Agent and Project Agreement; and Authorizing the Agency to Execute a Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement, and Related Documents with Respect to the Construction of the Project

Resolution: Authorizing the Agency to Provide Funding to the Partnership for Economic Development in Sullivan County, Inc. for the Fourth Quarter of 2024

Resolution: Extending the Sales Tax Abatement Period for the Monticello Industrial Park LLC Project From January 1, 2025 Through and Including June 30, 2025

Resolution: Directing the Recapture of Unauthorized Sales and Use Tax Benefits from FSH Lodge at Neversink, LLC and 7491 State Route 55 Property Co., LLC  
Any and All Other Business Before the Board

**VII. PUBLIC COMMENT AND ADJOURN**

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