

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

548 Broadway  
Monticello, New York 12701  
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TTY 711

**MEETING NOTICE**

**TO:** Howard Siegel, IDA Chairman and Treasurer/ Chief Financial Officer  
Kathleen Lara, IDA Vice Chairperson  
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:** April 2, 2025

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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, April 7, 2025  
**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](#).

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**MEETING AGENDA  
MONDAY, APRIL 7, 2025**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MEETING MINUTES**

March 31, 2025 Special Meeting

**IV. BILLS AND COMMUNICATIONS**

**V. NEW BUSINESS**

Resolution: Authorizing the Chairman, Chief Executive Officer or Executive Director of the Agency, Each Acting Individually, to Execute and Deliver an Omnibus Amendment to Project Documents and Any Related Documents Relating to the Gibbers Estates LLC and M E P Wholesalers Corp. Project

Resolution: Authorizing the Execution and Delivery of One or More Mortgages (and Related Financing Documents) to Secure One or More Loans from One or More Lenders to NY Fallsburg (Frank Brown Road), LLC in an Aggregate Amount Not to Exceed \$7,000,000

Resolution: Appointing NY Fallsburg II, LLC as Agent of the Agency for the Purpose of Constructing the Project; Making Certain Findings and Determinations with Respect to the Project; and Authorizing the Execution and Delivery of an Agent and Project Agreement, Lease to Agency, Leaseback to Company, Payment in Lieu of Taxation Agreement, Mortgage, and Related Documents with Respect to the Construction of the Project

Any and All Other Business Before the Board

**VI. PUBLIC COMMENT AND ADJOURN**

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