

**THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION**

548 Broadway  
Monticello, New York 12701  
(845) 428-7575 - Voice  
(845) 428-7577 - Fax  
[www.sullivanldc.com](http://www.sullivanldc.com)  
TTY 711

**SPECIAL MEETING NOTICE**

**TO:** Howard Siegel, Chairman and Treasurer/ Chief Financial Officer  
Kathleen Lara, Vice Chairperson  
Philip Vallone, Assistant Secretary  
Scott Smith, Assistant Treasurer  
Paul Guenther, Member  
Sean Brooks, Member  
Ira Steingart, Member and Chief Executive Officer  
Joseph Perrello, Member  
Edward T. Sykes, Member  
Chairman and Members of the Sullivan County Legislature  
Josh Potossek, Sullivan County Manager  
Walter Garigliano, Esq., TSCILDC Counsel  
**FROM:** Jennifer Flad, Executive Director  
**DATE:** December 3, 2025

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**PLEASE TAKE NOTICE** that there will be a Special Meeting of The Sullivan County Infrastructure Local Development Corporation scheduled as follows:

**DATE:** Monday, December 8, 2025

**TIME:** 11:15 AM (following the meetings of the County of Sullivan Industrial Development Agency and Sullivan County Funding Corporation)

**LOCATION:** Legislative Committee Room, Sullivan County Government Center, 100 North Street, Monticello, New York 12701

This meeting will also be livestreamed on The Sullivan County Infrastructure Local Development Corporation's [YouTube Channel](#).

Meeting documents will be posted on The Sullivan County Infrastructure Local Development Corporation's website [here](#).

It is anticipated that one or more Board members will participate in this meeting via videoconference. Members of the public may view and participate in the meeting in person at the above location or via videoconference using the following link: <https://us06web.zoom.us/j/6785188985?omn=83355862652>

**SEE REVERSE FOR AGENDA**

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**SPECIAL MEETING AGENDA  
MONDAY, DECEMBER 8, 2025, 11:15 AM**

**PHYSICAL MEETING LOCATION:** Legislative Committee Room, Sullivan County Government Center, 100 North Street, Monticello, New York 12701

**VIDEOCONFERENCE LINK:** <https://us06web.zoom.us/j/6785188985?omn=83355862652>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MEETING MINUTES**  
October 20, 2025
- IV. BILLS AND COMMUNICATIONS**
- V. NEW BUSINESS**
  - 1. Discussion and Approval: Appoint Sean Brooks to Governance Committee
  - 2. Discussion and Approval: Appoint Kathleen Lara Board Secretary
  - 3. Any and All Other Business Before the Board
- VI. PUBLIC COMMENT AND ADJOURN**

**##**

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**SPECIAL MEETING MINUTES**  
**Monday, October 20, 2025**

**I. CALL TO ORDER**

Chairman Siegel called to order the Special Meeting of The Sullivan County Infrastructure Local Development Corporation at approximately 11:49 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  
Philip Vallone  
Scott Smith  
Sean Brooks  
Ira Steingart  
Edward Sykes

**Members Absent-**

Paul Guenther (via Videoconference)  
Joseph Perrello

**Staff Present-**

Jennifer M. Flad, Executive Director  
Ira Steingart, Chief Executive Officer  
Julio Garaicoechea, Project Manager  
Bethanii Padu, Economic Development Coordinator

**Staff Absent-**

None

**Others Present-**

Walter F. Garigiano, Agency Counsel  
Robert Freehill, County Attorney  
Khalid Bashjawish, Deputy County Attorney  
Jennifer Nigro, Assistant County Attorney  
Kelly Effland, MuniCap, Inc. (via Videoconference)  
Ken Walter  
David Brittenham  
Chris Frey  
Stan Wagner  
Eric Feinblatt  
Barbara Lerner

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board voted and unanimously approved the May 12, 2025 special meeting minutes.

**IV. QUATERFLY FINANCIAL REPORT**

There were no questions.

**V. NEW BUSINESS**

On a motion made by Mr. Brooks and seconded by Ms. Lara the Board viewed and discussed the **2026 Special Assessment Report** and **Proposed FY 2026 Budget**. Chairman Siegel called the motion to question, the Board voted, and the special assessment report and proposed budget were unanimously approved.

**VI. BILLS AND COMMUNICATIONS**

On a motion made by Mr. Steingart and seconded by Mr. Sykes, the Board voted and unanimously approved the schedule of payments showing three payments in the amount of \$21,839.27.

**VII. PUBLIC COMMENT AND ADJOURN**

Chairman Siegel asked those present for comment. There was none. On a motion made by Mr. Vallone and seconded by Mr. Sykes the Board adjourned the meeting at approximately 11:53 AM.

Respectfully submitted:

Bethanii Padu, Economic Development Coordinator

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**548 Broadway, Monticello, NY 12701**  
**845-428-7575**

<b>Schedule of Payments: December 8, 2025</b>		
<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
<b>Municap, Inc</b>	Adelaar Infrastructure Bonds - Administrative Services October 2025	\$ 1,293.75
<b>TOTAL</b>		<b>\$ 1,293.75</b>

I certify that the payments listed above were audited by the Board of the TSCILDC on December 8, 2025, and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants the amount opposite its name.

12/8/2025

Date

Signature

<b>Expenses Approved and Paid Since Last Board Meeting (11/10/25)</b>		
<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
<b>TOTAL</b>		<b>\$ -</b>

<b>Other Expenses and Items Paid Since Last Board Meeting (11/10/25)—no approval required</b>		
<b>none</b>		
<b>TOTAL</b>		<b>\$ -</b>