

SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION

548 Broadway
Monticello, New York 12701
(845) 428-7575 - Voice
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SPECIAL MEETING NOTICE

TO: Howard Siegel, Chairman and Treasurer/ Chief Financial Officer
Kathleen Lara, Vice Chairperson and Secretary
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., SCRFLDC Counsel
FROM: Jennifer Flad, Executive Director
DATE: August 7, 2025

PLEASE TAKE NOTICE that there will be a Special Meeting of the Sullivan County Resort Facilities Local Development Corporation scheduled as follows:

DATE: Monday, August 11, 2025

TIME: 9:00 AM

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

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

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=85856154061>

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

SEE REVERSE FOR AGENDA

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**SPECIAL MEETING AGENDA
MONDAY, AUGUST 11, 2025, 9:00 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=85856154061>

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

July 14, 2025 Special Meeting

IV. BILLS AND COMMUNICATIONS

V. NEW BUSINESS

1. Resolution: Authorizing the Amendment of the Corporation's Certificate of Incorporation to Add Six (6) Additional Parcels of Land
2. Resolution: Authorizing the Purchase of Certain Assets from Montreign Operating Company, LLC, Empire Resorts Real Estate I, LC, and Empire Resorts Real Estate II, LLC and the Execution of an Agreement of Purchase and Sale in Connection Therewith
3. Resolution: Authorizing the Acquisition of the Non-Gaming Resort Assets to Promote Economic Development Purposes; and Financing Thereof Through the Issuance, Execution, Sale and Delivery of the Sullivan County Resort Facilities Local Development Corporation's Tax-Exempt Revenue Bonds, Series 2025 in the Maximum Aggregate Principal Amounts of up to \$570,000,000; Entering into a Lease for the Areas Where the Non-Gaming Resort Areas are Located for the Useful Life of the Non-Gaming Resort Assets; The Mortgaging of the Non-Gaming Resort Assets to Secure the Bonds and Granting of Other Security Interest; and the Execution and Delivery of Related Documents
4. Resolution: Authorizing the Establishment of a General Assessment District
5. Resolution: Authorizing an Agreement for Providing Economic Development Services to the County of Sullivan Industrial Development Agency
6. Resolution: Authorizing the Engagement of Montreign Operating Company, LLC to Manage the Resort
7. Resolution: Authorizing the Execution of a Sublease Agreement Relating to Real Property Owned by Montreign Operating Company, LLC and Execution of a Deferred Payments Subordination Agreement
8. Resolution: Authorizing the Execution of a Sublease Agreement Relating to Real Property Owned by Empire Resorts Real Estate I, LLC and Execution of a Deferred Payments Subordination Agreement
9. Resolution: Authorizing the Execution of a Sublease Agreement Relating to Real Property Owned by Empire Resorts Real Estate II, LLC and Execution of a Deferred Payments Subordination Agreement
10. Resolution: Authorizing the Engagement of Cooper Arias LLP to Provide Accounting Support to SCRFLDC
11. Resolution: Authorizing the Engagement of UHY LLP as Auditors for the Periods Ending December 31, 2025 and December 31, 2026
12. Any and All Other Business Before the Board

VI. PUBLIC COMMENT AND ADJOURN

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