

**Sullivan County Resort Facilities Local Development Corporation**  
**548 Broadway**  
**Monticello, New York 12701**  
**(845) 428-7575 – telephone**  
**(845) 428-7577 – fax**

**SPECIAL MEETING MINUTES**  
**December 8, 2025**

**I. CALL TO ORDER**

Chairman Siegel called to order the special meeting of the Sullivan County Resort Facilities Local Development Corporation at approximately 11:16 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  
Scott Smith  
Paul Guenther (via videoconference in accordance with videoconferencing policy, due to extraordinary circumstances involving physical disability)  
Sean Brooks  
Ira Steingart

**Members Absent-**

Philip Vallone  
Joseph Perrello  
Edward Sykes

**Staff Present-**

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

**Staff Absent-**

None

**Others Present-**

Matthew Albeck, *Sullivan County Democrat*  
Ken Walter  
Barbara Lerner

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Steingart and seconded by Mr. Smith, the Board voted and unanimously approved the October 20, 2025 special meeting minutes.

**IV. BILLS AND COMMUNICATION**

There were none.

**V. NEW BUSINESS**

On a motion made by Mr. Brooks and seconded by Ms. Lara, the Board discussed the appointment of Howard Siegel as **Chief Financial Officer**. Chairman Siegel called the motion to question, the Board voted and unanimously approved the appointment.

On a motion made by Mr. Smith and seconded by Mr. Brooks, the Board discussed the appointment of Julio Garaicoechea as **FOIL Officer**. Chairman Siegel called the motion to question, the Board voted and unanimously approved the appointment.

On a motion made by Mr. Smith and seconded by Mr. Brooks, the Board discussed the appointment of Jennifer Flad as **Appeals Officer**. Chairman Siegel called the motion to question, the Board voted and unanimously approved the appointment.

**VI. PUBLIC COMMENT AND ADJOURN**

Chairman Siegel asked those present for comment. The Board recognized the comments of Ken Walter. On a motion made by Ms. Lara and seconded by Mr. Steingart, the Board adjourned the meeting at approximately 11:26 AM.

Respectfully submitted:  
Bethanii Padu, Economic Development Coordinator

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