SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION

548 Broadway
Monticello, New York 12701
(845) 428-7575 - Voice
(845) 428-7577 - Fax
www.sullivanrfldc.com
TTY 711

SPECIAL MEETING NOTICE

TO: Howard Siegel, Chairman and Treasurer/ Chief Financial Officer
Kathleen Lara, Vice Chairperson and Secretary
Scott Smith, Assistant Treasurer
Sean Brooks, Assistant Secretary
Ira Steingart, Member and Chief Executive Officer
Joseph Perrello, Member
Edward T. Sykes, Member
Chairman and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
Walter Garigliano, Esq., SCRFLDC Counsel

FROM: Jennifer Flad, Executive Director

DATE: October 13, 2026

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

DATE: Monday, October 19, 2026
TIME: 11:20 AM
LOCATION: Legislative Committee Room, Sullivan County Government Center, 100 North Street, Monticello, New York 12701

This meeting will also be livestreamed on Sullivan County Resort Facilities Local Development Corporation's **YouTube Channel.**

Meeting documents will be posted on Sullivan County Resort Facilities Local Development Corporation's website **here**.

SEE REVERSE FOR AGENDA

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SPECIAL MEETING AGENDA
MONDAY, OCTOBER 19, 2026, 11:20 AM

I. CALL TO ORDER
II. ROLL CALL
III. APPROVAL OF MEETING MINUTES
May 18, 2026
IV. BILLS AND COMMUNICATIONS
V. QUARTERLY FINANCIAL REPORT
VI. NEW BUSINESS
1. *Resolution:* Authorizing the Dissolution of the Sullivan County Resort Facilities Local Development Corporation and Approving the Plan of Dissolution of the Corporation and Authorizing the Certificate of Dissolution to be Executed and Delivered by the Corporation in Connection with its Dissolution
2. Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

##

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

SPECIAL MEETING MINUTES
Monday, May 18, 2026

I. CALL TO ORDER
Chairman Siegel called to order the special meeting of the Sullivan County Resort Facilities Local Development Corporation at approximately 11:44 AM in the Legislative Hearing Room at Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

II. ROLL CALL
Members Present-
Howard Siegel
Kathleen Lara
Ira Steingart
Joseph Perrello
Ed Sykes

Members Absent-
Philip Vallone
Scott Smith
Paul Guenther
Sean Brooks

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-
Walter F. Garigliano, SCRFLDC Counsel
Sean Kuhn, *Sullivan County Democrat*
Ken Walter

III. APPROVAL OF MEETING MINUTES
On a motion made by Mr. Sykes and seconded by Mr. Steingart, the Board voted and unanimously approved the March 31, 2026 special meeting minutes.

IV. BILLS AND COMMUNICATIONS
On a motion made by Mr. Sykes and seconded by Mr. Steingart, the Board voted and unanimously approved the schedule of payments showing one payment in the amount of $675.00.

V. QUARTERLY FINANCIAL REPORT
Board members, staff and counsel briefly discussed the Quarterly Financial Report.

VI. NEW BUSINESS
On a motion made by Mr. Sykes and seconded by Ms. Lara, the Board reviewed and discussed a resolution authorizing reduction of the number of directors of the Agency from nine members to seven members and to increase the length of the directors' term from three years to four years. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board reviewed and discussed updating the Agency's officers and Board committee appointments due to the reduction in Board size. Chairman Siegel called the motion to question, the Board voted and unanimously approved the proposed slate of officers and committee members.

VII. PUBLIC COMMENT AND ADJOURN

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Chairman Siegel asked those present for comment. There was none. On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board adjourned the meeting at approximately 11:47 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator

DRAFT

Sullivan County Resort Facilities Local Development Corporation

548 Broadway, Monticello, NY 12701

845-428-7575

Schedule of Payments: October 19, 2026		
Vendor	**Description**	**Amount**
Sullivan County Democrat	Legal Notice & Affidavit - October Special Meeting	$ 41.19
TOTAL		**$ 41.19**

I certify that the payments listed above were audited by the Board of the SCRFLDC on October 19, 2026, and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants the amount opposite its name.

10/19/2026

Date Signature

Expenses Approved and Paid Since Last Board Meeting 5/18/26		
Vendor	**Description**	**Amount**
Norton Rose Fullbright	Legal Services: Resort World	$ 200,000.00
ES11 LLC	Annual Website Hosting Fee	$ 650.00
County of Sullivan IDA	Admin Services 4/1/25 - 9/30/26	$ 12,330.00
TOTAL		**$ 212,980.00**

Other Expenses and Items Paid Since Last Board Meeting 5/18/26—no approval required		
none		
TOTAL		**$ -**

Sullivan County Resort Facilities Local Development Corporation
Balance Sheet

	12/31/2025	3/31/2026	6/30/2026	9/30/2026
ASSETS				
Current Assets				
Cash and Cash Equivalents	$ 217,541.00	$ 216,635.00	$ 230,514.00	$ 30,484.00
Prepaid Expenses	$ 23,929.00	$ -	$ -	$ -
Total current Assets	$ 241,470.00	$ 216,635.00	$ 230,514.00	$ 30,484.00
TOTAL ASSETS	$ 241,470.00	$ 216,635.00	$ 230,514.00	$ 30,484.00
LIABILITIES				
Current Liabilities				
Accounts Payable	$ 180,956.00	$ 184,775.00	$ 200,000.00	$ -
Total Current Liabilities	$ 180,956.00	$ 184,775.00	$ 200,000.00	$ -
TOTAL LIABILITIES	$ 180,956.00	$ 184,775.00	$ 200,000.00	$ -
NET POSITION				
Unrestricted	$ 60,514.00	$ 31,860.00	$ 30,514.00	$ 30,484.00
TOTAL NET POSITION	$ 60,514.00	$ 31,860.00	$ 30,514.00	$ 30,484.00

9/30/2026
Accrual Basis

Sullivan County Resort Facilities Local Development Corporation
Profit & Loss vs. Budget

	Jan-Mar 2026	Apr-Jun 2026	Jul-Sep 2026	2026 YTD	2026 Budget
REVENUE & FINANCIAL SOURCES					
Operating Revenues					
Charges for Services	$ -	$ 20,000.00	$ -	$ 20,000.00	$ -
Rentals & Financing Income	$ -	$ -	$ -	$ -	$ -
Other Operating Revenues	$ -	$ -	$ -	$ -	$ -
Non operating Revenues					
Investment Earnings	$ -	$ -	$ -	$ -	$ -
State Subsidies / Grants	$ -	$ -	$ -	$ -	$ -
Federal Subsidies / Grants	$ -	$ -	$ -	$ -	$ -
Municipal Subsidies / Grants	$ -	$ -	$ -	$ -	$ -
Public Authority Subsidies	$ -	$ -	$ -	$ -	$ -
Other Non-operating Revenues	$ -	$ -	$ -	$ -	$ -
Proceeds from Issuance of Debt	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUES	$ -	$ 20,000.00	$ -	$ 20,000.00	$ -
EXPENDITURES					
Operating Expenditures					
Salaries and Wages	$ -	$ -	$ -	$ -	$ -
Other Employee Benefits	$ -	$ -	$ -	$ -	$ -
Professional Services Contracts	$ 4,775.00	$ 21,325.00	$ -	$ 26,100.00	$ -
Supplies and Materials	$ -	$ -	$ -	$ -	$ -
Other Operating Expenditures		$ -	$ -	$ -	$ -
Non operating Expenditures					
Payment of principal on bonds - financing	$ -	$ -	$ -	$ -	$ -
Interest and other financing charges	$ -	$ -	$ -	$ -	$ -
Subsidies to other public authorities	$ -	$ -	$ -	$ -	$ -
Capital asset outlay	$ -	$ -	$ -	$ -	$ -
Grants and Donations	$ -	$ -	$ -	$ -	$ -
Other non operating expenditures	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENDITURES	$ 4,775.00	$ 21,325.00	$ -	$ 26,100.00	$ -
Capital Contributions	$ -	$ -	$ -	$ -	$ -
EXCESS (deficiency) OF REVENUES AND CAPITAL CONTRIBUTIONS OVER EXPENDITURES	$ (4,775.00)	$ (1,325.00)	$ -	$ (6,100.00)	$ -

9/30/2026
Accrual Basis

RESOLUTION

A special meeting of the Sullivan County Resort Facilities Local Development Corporation Board of Directors was convened in public session on Monday, October 19, 2026, at 11:20 a.m. local time at the Sullivan County Government Center, located at 100 North Street, Monticello, New York 12701.

	PRESENT	ABSENT
Howard A. Siegel	[ ]	[ ]
Kathleen Lara	[ ]	[ ]
Scott Smith	[ ]	[ ]
Sean Brooks	[ ]	[ ]
Ira Steingart	[ ]	[ ]
Joseph Perrello	[ ]	[ ]
Edward T. Sykes	[ ]	[ ]

The following persons were also present:
Jennifer M. Flad, Executive Director
Ira Steingart, Chief Executive Officer
Bethanii Padu, Economic Development Coordinator
Walter F. Garigliano, General Counsel

The following resolution was duly offered by _____, and seconded by _____, to wit:

RESOLUTION NO. - 26

RESOLUTION AUTHORIZING THE DISSOLUTION OF THE SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION (THE "CORPORATION") AND APPROVING THE PLAN OF DISSOLUTION OF THE CORPORATION AND AUTHORIZING THE CERTIFICATE OF DISSOLUTION TO BE EXECUTED AND DELIVERED BY THE CORPORATION IN CONNECTION WITH ITS DISSOLUTION

WHEREAS, the Corporation has determined that dissolution of the Corporation is advisable and in the best interests of the Corporation; and

WHEREAS, in furtherance of the dissolution of the Corporation, the Board of Directors of the Corporation desires to (i) adopt a Plan of Dissolution (the "Plan"); (ii) submit the Plan to Sullivan County (the "Sole Member"), acting by and through the County Manager, for approval of the Plan; and (iii) authorize the filing of a Certificate of Dissolution with the office of the Attorney General for endorsement.

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NOW, THEREFORE, BE IT RESOLVED:

Section 1. That the Plan of Dissolution attached hereto as Exhibit A, and the Certification of Dissolution attached hereto as Exhibit B (collectively hereinafter referred to as the "Dissolution Documents") are hereby confirmed, ratified, approved, and adopted; and

Section 2. That [_____] in [his/her] capacity as [____] of the Corporation, is hereby authorized to execute the Dissolution Documents on behalf of the Corporation; and

Section 3. That Harris Beach Murtha Cullina PLLC is hereby authorized to file the Dissolution Documents with the New York State Department of State on behalf of the Corporation to effectuate the Corporation's dissolution; and

Section 4. That the directors and officers of the Corporation are hereby authorized, empowered, and directed to take any and all such further actions as may be necessary or appropriate to implement the foregoing and effectuate the dissolution of the Corporation, including the execution and delivery of such documents and taking such other steps as are appropriate to implement the foregoing actions and effectuate the dissolution of the Corporation; and further

Section 5. That any and all actions heretofore taken by the directors or officers of the Corporation, in preparation, furtherance, or facilitation of the dissolution of the Corporation, be, and hereby are, confirmed, ratified, approved, and adopted in their entirety.

The question of the adoption of the foregoing resolutions was duly put to a vote on roll call, which resulted as follows:

Howard A. Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Joseph Perrello	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Edward T. Sykes	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

The resolutions were thereupon duly adopted.

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STATE OF NEW YORK)
):SS
COUNTY OF SULLIVAN)

I, the undersigned Secretary of the Board of Directors of the Corporation DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the Sullivan County Resort Facilities Local Development Corporation ("Corporation") with the original thereof on file in the office of the Corporation, and that the same is a true and correct copy of such resolution and of the proceedings of the Corporation in connection with such matter.

2. Such resolution was passed at a meeting of the Corporation duly convened in public session on October 19, 2026 at 11:20 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	PRESENT	ABSENT
Howard A. Siegel	[ ]	[ ]
Kathleen Lara	[ ]	[ ]
Scott Smith	[ ]	[ ]
Sean Brooks	[ ]	[ ]
Ira Steingart	[ ]	[ ]
Joseph Perrello	[ ]	[ ]
Edward T. Sykes	[ ]	[ ]

3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Howard A. Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Joseph Perrello	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Edward T. Sykes	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

and therefore, the resolution was declared duly adopted.

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I FURTHER CERTIFY that (i) all members of the Corporation had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 19th day of October, 2026.

_____

Kathleen Lara, Secretary

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Exhibit A

[Plan of Dissolution attached]

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PLAN OF DISSOLUTION AND DISTRIBUTION OF ASSETS
OF
SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION

The Board of Directors of the Sullivan County Resort Facilities Local Development Corporation, at a special meeting duly convened on the 19th day of October, 2026, pursuant to notice given in accordance with law, a quorum being present at all time, having considered the advisability of voluntarily dissolving the corporation, and it being the [majority/unanimous] opinion of the Board that dissolution is advisable and it is in the best interests of the corporation to effect such a dissolution, and the Board of Directors having adopted, by [majority/unanimous] vote, a Plan for a voluntary dissolution of the corporation, does hereby recommend to the Sole Member for approval, that the corporation be dissolved in accordance with the following Plan:

1. Upon resolution of the Board of Directors adopting this Plan of Dissolution (the "Plan"), the Board shall submit the Plan to the Sole Member for approval by unanimous written consent.

2. No governmental approvals of this Plan are required pursuant to Not-for-Profit Corporation Law ("N-PCL") §§ 404(b)-(v) and 1002(c).

3. The corporation has no assets other than a reserve fund in the amount of $18,154.27, to be used to pay the expenses of winding up the corporation's affairs. The amounts of such expenses are:

Costs related to IDA services for website, reporting, and administration $1,000.00
Attorney's Fees $10,500.00
Accountant's Fees $4,775.00
Postage $100.00
Filing Fees $ 30.00

The remaining balance of the reserve fund after the expenses of winding up are paid shall be distributed to the County of Sullivan pursuant to the Certificate of Incorporation of the Sullivan County Resort Facilities Local Development Corporation, dated April 24, 2025, and in accordance with N-PCL Section 1411(g).

4. The corporation has no liabilities.

5. Within two hundred and seventy days of the date of filing of this Plan with the Attorney General, the corporation shall carry out this Plan. After the Plan is carried out, a Certificate of Dissolution shall be signed by an authorized director or officer and all required approvals shall be attached thereto.

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PLAN OF DISSOLUTION AND DISTRIBUTION OF ASSETS
OF
SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION

Certification of Corporation

I, [name], [title] of the Sullivan County Resort Facilities Local Development Corporation, hereby certify under penalties of perjury that a special meeting of the Board of Directors of the Sullivan County Resort Facilities Local Development Corporation was duly held at 11:20 a.m. on October 19, 2026 at 100 North Street, Monticello, New York 12701 and the within Plan of Dissolution was duly submitted and passed by [majority/unanimous] vote of the Board of Directors and, that the Plan of Dissolution was approved by unanimous written consent of the corporation's Sole Member.

Dated: _____, 2026

_____
Name:
Title:

DRAFT

Exhibit B

[Certificate of Dissolution attached]

DRAFT

CERTIFICATE OF DISSOLUTION
OF THE
SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION

Under Section 1003 of the Not-for-Profit Corporation Law

The undersigned, being the [title] of Sullivan County Resort Facilities Local Development Corporation (the "Corporation"), hereby certifies:

1. The name of the Corporation is Sullivan County Resort Facilities Local Development Corporation.

2. The Corporation's Certificate of Incorporation was filed with the New York State Department of State on April 25, 2025.

3. The names, addresses, and titles of the directors and officers of the Corporation are as follows:

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Name	Address	Title(s)
Howard A. Siegel	100 North Street Monticello, NY 12701	Chairman, Treasurer, and Chief Financial Officer
Kathleen Lara	100 North Street Monticello, NY 12701	Vice Chairwoman and Secretary
Scott Smith	100 North Street Monticello, NY 12701	Assistant Treasurer
Sean Brooks	100 North Street Monticello, NY 12701	Assistant Secretary
Ira Steingart	100 North Street Monticello, NY 12701	Director and Chief Executive Officer
Joseph Perrello	100 North Street Monticello, NY 12701	Director
Edward T. Sykes	100 North Street Monticello, NY 12701	Director

4. Dissolution of the Corporation was authorized by a [majority/unanimous] vote of its Board of Directors. Dissolution of the Corporation was further authorized by unanimous written consent of its Sole Member. A copy of the resolution of the Board of Directors and a copy of the unanimous written consent of the Sole Member are attached.

5. The Corporation elects to dissolve.

6. At the time of dissolution, the Corporation is a charitable New York not-for-profit corporation.

7. The Corporation filed with the Attorney General a certified copy of its Plan of Dissolution.

8. The Plan of Dissolution filed with the Attorney General included a statement that at the time of dissolution the Corporation has no assets other than a reserve fund in the amount of $18,154.27 to be used to pay both (i) the costs of winding up the Corporation's affairs such as attorneys and accountants' fees and (ii) any liabilities, if applicable.

9. The Corporation has carried out its Plan of Dissolution and submitted a final report to the Attorney General.

10. At the time of the authorization of the Corporation's Plan of Dissolution pursuant to Section 1002 of the Not-for-Profit Corporation Law, the Corporation holds no assets which are legally required to be used for a particular purpose.

11. Prior to the filing of this Certificate with the New York State Department of State, the endorsement of the Attorney General will be attached.

[Signature Page Follows]

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In Witness Whereof, the undersigned has signed this Certificate of Dissolution this ___ day of October, 2026.

_____

By:
Title:

DRAFT

CERTIFICATE OF DISSOLUTION

OF

SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION

DRAFT

Filed By: Shawn M. Griffin
Harris Beach Murtha Cullina PLLC
99 Garnsey Road
Pittsford, New York 14534