

SULLIVAN COUNTY FUNDING CORPORATION

548 Broadway
Monticello, New York 12701
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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 & Chief Executive Officer
Joseph Perrello, Member
Edward T. Sykes, Member
Chairperson and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
Walter Garigiano, Esq., Sullivan County Funding Corporation Counsel
FROM: Jennifer Flad, Executive Director
DATE: December 3, 2025

PLEASE TAKE NOTICE that there will be a Special Meeting of the Sullivan County Funding Corporation scheduled as follows:

DATE: Monday, December 8, 2025

TIME: 11:10 AM (following the Regular Meeting of the County of Sullivan Industrial Development Agency)

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

This meeting will be livestreamed on the Sullivan County Funding Corporation's [YouTube Channel](#).

Meeting documents will be posted on the Sullivan County Funding 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, 11:10 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 Special Meeting
 - 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**
- ##**

**Sullivan County Funding Corporation
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**SPECIAL MEETING MINUTES
October 20, 2025**

I. CALL TO ORDER

Chairman Siegel called to order the special meeting of the Sullivan County Funding Corporation at approximately 11:36 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 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, SCFC Counsel
Robert Freehill, County Attorney
Khalid Bashjawish, Deputy County Attorney
Jennifer Nigro, Assistant County Attorney
Ken Walter
David Brittenham
Chris Frey
Stan Wagner
Eric Feinblatt
Barbara Lerner

III. APPROVAL OF MEETING MINUTES

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

IV. BILLS AND COMMUNICATIONS

On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board voted and unanimously approved the schedule of payments showing three payments in the amount of 14,165.59.

V. QUARTERLY FINANCIAL REPORTS

There were no questions.

VI. NEW BUSINESS

On a motion made by Mr. Sykes and Mr. Steingart, the Board reviewed and discussed the Proposed **FY 2026 Budget**. Chairman Siegel called the motion to question, the Board voted, and the Proposed FY 2026 Budget was unanimously approved.

On a motion made by Mr. Brooks and seconded by Mr. Smith, the Board entered executive session to discuss the financial history of a particular corporation at approximately 11:39 AM.

On a motion made by Mr. Vallone and seconded by Ms. Lara, the Board exited executive session at approximately 11:45 AM.

On a motion made by Mr. Sykes and seconded by Ms. Lara, the Board discussed authorizing the Executive Director to engage with outside counsel to begin the termination process of the **Van Smokey Holdings LLC** loan, which has been delinquent since July 2025. Chairman Siegel called the motion to question, the Board voted and unanimously authorized the engagement of counsel to begin the termination process.

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. Brooks, the Board adjourned the meeting at approximately 11:47 AM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator