

Board of Trustees Meeting Agenda

Village of Monticello

Wednesday, February 5th, 2025

6:00 pm

PRELIMINARY

1. Call Meeting to Order
2. Pledge to the Flag
3. Roll Call
4. Motion to accept the agenda
5. Approval of minutes for the January 15th, 2025 Regular Board meeting
6. Mayors Comments
 - Appointing of Village Trustee, Gordon Jenkins, as the Village representative for the Sullivan County Landbank

 - Appointing of Village Trustee, John Barbarite, as the Village representative for the Sullivan County's Bike & Pedestrian Advisory Committee
7. Manager's Report
8. Presentation-Angele Ewane-Laketricity
9. Resolution authorizing payment of the Village Bills
10. Resolution of the Village Board authorizing the Village Clerk to appoint Election Inspectors in accordance with the NYS Election Law §15-116(1) for the upcoming March 18th, 2025 Special Village Election
11. Resolution setting a Redemption Date for property owners to satisfy their delinquent tax balances as listed in the 2022 Foreclosure Proceedings in accordance with the NYS Real Property Tax Law Article 11 § 1111 for Friday, May 30th, 2025 at 4:30pm and authorizing the Village Clerk to send out notices stating the same
12. Resolution in Support of an Easter Celebration on April 19th, 2025 at 2:00pm at the Ted Stroebele Recreation Center hosted by Reach Towards the Stars
13. Resolution authorizing payment to TAM Enterprises (sole source Provider) in the amount of \$55,468.00 from app#F.8320.238(Source of Supply-Sand Filter Replacement) for the Replacement of the Sand Filter at the Water Plant. Current account balance is \$55,000.00
14. Resolution authorizing the Return of a Bond Check to Greenland Management in the amount of \$15,000.00 for work on 589-593 West Broadway and replacing the bond check with a Performance Bond in the amount of \$15,000.00. Bond Check will be returned from app#T.0033.704. Current account balance is \$15,000.00

15. Resolution authorizing the Treasurer to open up an account with NYCLASS and authorizes the Mayor, Manager and Treasurer to sign the necessary documents to complete this action
16. Public Comments
17. Executive Session
18. Adjournment

#8

Clerk (Village of Monticello)

From: James Snowden (Village of Monticello) <jsnow@villageofmonticello.com>
Sent: Wednesday, January 22, 2025 3:44 PM
To: Clerk (Village of Monticello)
Subject: FW: Follow-up on Floating Solar Opportunity: Full Proposal & Term Sheet

Follow Up Flag: Follow up
Due By: Monday, February 3, 2025 8:30 AM
Flag Status: Flagged

Put them on the next agenda for 2/5

From: Angele Ewane <aewane@laketricity.us>
Sent: Wednesday, January 22, 2025 3:05 PM
To: James Snowden (Village of Monticello) <jsnow@villageofmonticello.com>
Subject: RE: Follow-up on Floating Solar Opportunity: Full Proposal & Term Sheet

Thank you very much, James!

From: James Snowden (Village of Monticello) <jsnow@villageofmonticello.com>
Sent: Wednesday, January 22, 2025 2:48 PM
To: Angele Ewane <aewane@laketricity.us>
Subject: RE: Follow-up on Floating Solar Opportunity: Full Proposal & Term Sheet

I'm looking forward for your presentation to the entire board,
we will be meeting February 5th at 6:00
Thank you and good luck James Snowden Village Manager

From: Angele Ewane <aewane@laketricity.us>
Sent: Wednesday, January 22, 2025 12:47 PM
To: James Snowden (Village of Monticello) <jsnow@villageofmonticello.com>
Cc: Eva PAULY <epauly@laketricity.eu>; Lily HASSETT <lhassett@laketricity.us>; Mattis DUPIN <mdupin@laketricity.us>
Subject: RE: Follow-up on Floating Solar Opportunity: Full Proposal & Term Sheet

Perfect! Thank you for your feedback.

I am attaching the full proposal and term sheet once again for your reference. Kindly confirm if you are able to view them now.
Thank you very much for the opportunity to present to your board. I would like to confirm that my team and I will be available to present at your upcoming board meeting in February. Please let me know the date and time, so I can coordinate on my end.

Looking forward to your confirmation.

Warm regards,

Angele Ewane
707 241 0194

From: James Snowden (Village of Monticello) <jsnow@villageofmonticello.com>
Sent: Wednesday, January 22, 2025 12:23 PM
To: Angele Ewane <aewane@laketricity.us>
Subject: RE: Follow-up on Floating Solar Opportunity: Full Proposal & Term Sheet

yes

From: Angele Ewane <aewane@laketricity.us>
Sent: Wednesday, January 22, 2025 12:06 PM
To: jsnow@villageofmonticello.com
Cc: Eva PAULY <epauly@laketricity.eu>; Lily HASSETT <lhassett@laketricity.us>; Mattis DUPIN <mdupin@laketricity.us>
Subject: RE: Follow-up on Floating Solar Opportunity: Full Proposal & Term Sheet

Hi James,

Thank you for your call this morning. Please let me know if you can see this email.

Best regards

From: Angele Ewane <aewane@laketricity.us>
Sent: Friday, January 10, 2025 10:23 AM
To: jsnow@villageofmonticello.com
Cc: Eva PAULY <epauly@laketricity.eu>; Lily HASSETT <lhassett@laketricity.us>; Mattis DUPIN <mdupin@laketricity.us>
Subject: Follow-up on Floating Solar Opportunity: Full Proposal & Term Sheet

Dear James,

Happy New Year! I hope this message finds you well, and that your foot has healed up since we last met - wishing you a speedy and complete recovery.

I'm reaching out to provide you with further details about this exciting opportunity we discussed for the village of Monticello. After careful consideration, I have revised the lease rent to \$8,000 per Megawatt, and I've included all the relevant economic details in the attached full proposal for your review. As previously mentioned, we are utilizing only 7% of the lake's surface area, as illustrated in the parcel plan also attached.

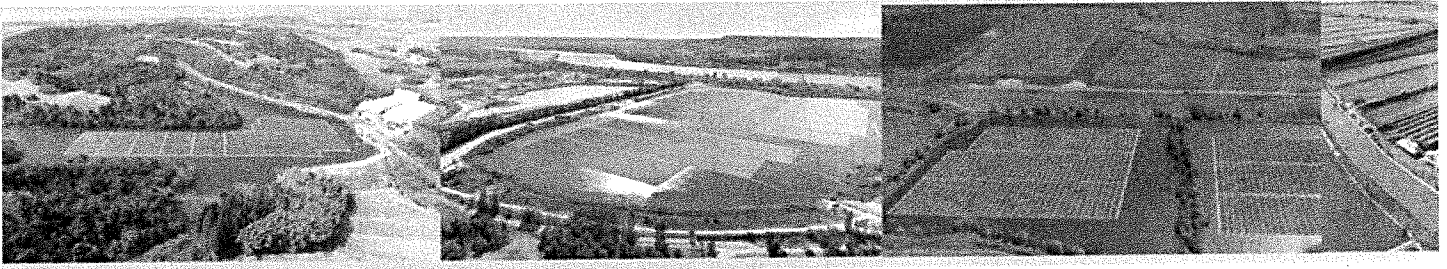
My team and I are more than happy to meet in person at your convenience to present the proposal to your board and address any questions they may have. Alternatively, we can arrange a virtual meeting if that better suits your schedule.

Thank you for your time and consideration. I look forward to hearing your thoughts and to the possibility of moving forward with this exciting initiative.

Warm regards,

About Laketricity:

- Laketricity is a worldwide leader in the field of floating solar, with **over 105 MWp installed and more than 34 kt of CO2 saved across 98+ floating solar projects in 10 countries.**
- We have experienced **local developers and contractors with more than 1.2 GWp of projects in development.**
- Ciel & Terre, Laketricity's parent company, **manufactures the floating islands right here in the USA.**
- The floats are **drinking water safe and 100% recyclable.**



#9

RESOLUTION

A meeting of the Village Board of the Village of Monticello, New York was convened on Wednesday, February 5th, 2025 at 6:00 p.m.

The following Resolution was duly offered and seconded to wit:

RESOLUTION REGARDING THE PAYMENT OF BILLS

WHEREAS, heretofore the Village Treasurer has presented the Village Board with a schedule of bills to be paid in the total amount of \$ _____ for the Fiscal Year ending July 31, 2025, and,

WHEREAS, after careful review and consideration of each of the statements presented to it, the Village Board members concur that each is satisfactory and approved for payment,

NOW THEREFORE, it is resolved by the Village Board as follows:

That the Village Board hereby authorizes the Village Treasurer to make the payments and approves all of the bills presented to it, all as detailed on the schedule annexed hereto and made a part of this resolution.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Massey	[]	[]	[]	[]
Trustee Jenkins	[]	[]	[]	[]
Trustee Hutchins	[]	[]	[]	[]
Trustee Davis	[]	[]	[]	[]
Trustee Barbarite	[]	[]	[]	[]

The Resolution was there upon duly adopted.

#10

RESOLUTION

A meeting of the Village Board of the Village of Monticello, New York was convened on Wednesday, February 5th, at 6:00 p.m.

The following Resolution was duly offered and seconded to wit:

RESOLUTION OF THE VILLAGE BOARD AUTHORIZING THE VILLAGE CLERK TO APPOINT ELECTION INSPECTORS IN ACCORDANCE WITH THE NYS ELECTION LAW §15-116(1) FOR THE UPCOMING MARCH 18, 2025 SPECIAL VILLAGE ELECTION

WHEREAS, the Village Board of the Village of Monticello, New York ("Board") in the course of its municipal business concerning the Village election season certain laws and regulations must be adhered to; and

WHEREAS, the Board pursuing best practices as well as complying with all provisions of law has determined to authorize action concerning such regulations as set forth below; and

WHEREAS, after reviewing the needs of the Village and determining that it is legally prudent and proper to do so, the Village makes this Resolution regarding its action in furtherance of the public interest in doing so.

NOW THEREFORE, it is resolved by the Village Board as follows:

1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full herein.
2. The Board hereby authorizes the Village Clerk to appoint Election Inspectors in accordance with the NYS Election Law §15-116(1) for the upcoming March 18th, 2025 Special Village Election as set forth in Village records.
3. This Resolution shall take place effective immediately.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Massey	[]	[]	[]	[]
Trustee Jenkins	[]	[]	[]	[]
Trustee Hutchins	[]	[]	[]	[]
Trustee Davis	[]	[]	[]	[]
Trustee Barbarite	[]	[]	[]	[]

The Resolution was there upon duly adopted.

11

RESOLUTION

A meeting of the Village Board of the Village of Monticello, New York was convened on Wednesday, February 5th, at 6:00 p.m.

The following Resolution was duly
offered and seconded to wit:

RESOLUTION SETTING A REDEMPTION DATE FOR DELINQUENT PROPERTY TAXES

WHEREAS, the Village Board of the Village of Monticello, New York ("Board") in the course of its municipal business must adhere to certain laws and regulations in regards to delinquent taxes; and

WHEREAS, the Board pursuing best practices as well as complying with all provisions of law has determined to authorize action concerning such regulations as set forth below; and

WHEREAS, after reviewing the needs of the Village and determining that it is legally prudent and proper to do so, the Village makes this Resolution regarding its action in furtherance of the public interest in doing so.

NOW THEREFORE, it is resolved by the Village Board as follows:

1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full herein.
2. The Board hereby sets a Redemption Date for property owners to satisfy their delinquent tax balances as listed in the 2022 Foreclosure Proceedings in accordance with the NYS Real Property Tax Law Article 11 § 1111 for Friday, May 30th, 2025 at 4:30pm and authorizing the Village Clerk to send out notices stating the same as set forth in Village records.
3. This Resolution shall take place effective immediately.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Massey	[]	[]	[]	[]
Trustee Jenkins	[]	[]	[]	[]
Trustee Hutchins	[]	[]	[]	[]
Trustee Davis	[]	[]	[]	[]
Trustee Barbarite	[]	[]	[]	[]

The Resolution was there upon duly adopted.

Real Property Tax Law

Section 1110

Redemption, generally

1. Real property subject to a delinquent tax lien may be redeemed by payment to the enforcing officer, on or before the expiration of the redemption period, of the amount of the delinquent tax lien or liens, including all charges authorized by law. If the enforcing officer is not authorized to receive such payments, such payment shall be made to the official who is so authorized.
2. The redemption period shall expire two years after lien date, except that a tax district may increase the redemption period for residential or farm property in the manner provided by § 1111 (Redemption of residential or farm property in certain tax districts), or a tax district may reduce the redemption period for residential vacant and abandoned property to one year provided the property has been placed on a vacant and abandoned roll, or registry or list prior to the date on which taxes become delinquent in the local municipality, pursuant to § 1111-A (Expedited foreclosure proceedings for vacant and abandoned residential real property). Notwithstanding the foregoing, if the notice published pursuant to § 1124 (Public notice of foreclosure) specifies a later date for the expiration of the redemption period, the redemption period shall expire on the date so specified.
3. If a parcel is redeemed which has been included on a list of delinquent taxes that has been filed pursuant to § 1122 (Filing of list of delinquent taxes), the enforcing officer shall, upon request, issue a certificate of redemption. Upon the filing of such certificate with the county clerk, the county clerk shall enter on such list the word "redeemed" and the date of the filing opposite the description of such parcel on the list of delinquent taxes. Such notation shall operate to cancel the notice of pendency with respect to such parcel.

Source: Section 1110 — Redemption, generally, <https://www.nysenate.gov/legislation/laws/RPT/1110> (updated Dec. 27, 2019; accessed Feb. 1, 2025).

#12

RESOLUTION

A meeting of the Village Board of the Village of Monticello, New York was convened on Wednesday, February 5th, 2025 at 6:00 p.m.

The following Resolution was duly offered and seconded to wit:

RESOLUTION OF VILLAGE SUPPORT THE 2025 EASTER CELEBRATION

WHEREAS, the Village Board of the Village of Monticello, New York ("Board") in the course of its municipal business requires that the Village shows support for activities that take place in our local municipality, the Village of Monticello; and

WHEREAS, the Board pursuing best practices as well as complying with all provisions of law has determined to authorize action concerning the foregoing as set forth below; and

WHEREAS, after reviewing the needs of the Village and determining that it is prudent and proper to do so, the Village makes this Resolution regarding its action in furtherance of the public interest in doing so.

NOW THEREFORE, it is resolved by the Village Board as follows:

1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full herein.
2. The Board hereby authorizes the Village Board Support of an Easter Celebration on April 19th, 2025 at 2:00pm at the Ted Stroebele Recreation Center hosted by Reach Towards the Stars as set forth in Village records.
3. This Resolution shall take place effective immediately.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Massey	[]	[]	[]	[]
Trustee Jenkins	[]	[]	[]	[]
Trustee Hutchins	[]	[]	[]	[]
Trustee Davis	[]	[]	[]	[]
Trustee Barbarite	[]	[]	[]	[]

The Resolution was there upon duly adopted.

Clerk (Village of Monticello)

From: Danielle Galati <dg0105@sunysullivan.edu>
Sent: Wednesday, January 22, 2025 9:50 AM
To: jsnow@villageofmonticello.com; Clerk (Village of Monticello)
Subject: Easter Event-Reach Towards the Stars

Follow Up Flag: Follow up
Due By: Monday, February 3, 2025 8:30 AM
Flag Status: Flagged

Good morning All,

Hope al is well. I was trying to give you a call, but there may be something going on with the Village lines. It keeps disconnecting. I have also included Jenine on the thread so she is aware for the upcoming board meeting.

Reach Towards the Stars would like to do another free event for the community. Like last year, we did the easter egg hunt and would like to do it again this year. The date we're looking at is Saturday April 19th. It is the day before Easter. Listed below is information pertaining to the event.

Free Easter Celebration

- Easter Egg Hunt
- Face Painting
- Food Truck-Pending County Permit
- Small petting zoo-Provided by 4H organization
- Arts&Crafts
- Pictures with the Easter Bunny
- DJ

Location: 10 Jeff. St.-Municipal Parking

Date/Time: 4/19/24 2PM

There is NO rain date

I think I covered everything for the most part. Give me a call whenever you're free to go over any questions or concerns you may have. I'm also working on a mock flyer that I will send over when completed to be reviewed.

Best,
Danielle Galati
845-707-2785

#13

RESOLUTION

A meeting of the Village Board of the Village of Monticello, New York was convened on Wednesday, February 5th, 2025 at 6:00 p.m.

The following Resolution was duly offered and seconded to wit:

RESOLUTION AUTHORIZING PAYMENT TO TAM ENTERPRISES

WHEREAS, the Village Board of the Village of Monticello, New York ("Board") in the course of its municipal business requires from time-to-time certain services, materials and supplies to be purchased.

WHEREAS, the Board pursuing best purchasing practices as well as complying with all provisions of law has determined to authorize the purchase of such goods or services as set forth below; and

WHEREAS, after reviewing the needs of the Village and determining that it is fiscally prudent and proper to do so, the Village makes this Resolution regarding its action in furtherance of the public interest in doing so.

NOW THEREFORE, it is resolved by the Village Board as follows:

1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full herein.
2. The Board hereby authorizes payment to TAM Enterprises(sole source Provider) in the amount of \$55,468.00 from app#F.8320.238 (Source of Supply-Sand Filter Replacement) for the Replacement of the Sand Filter at the Water Plant as set forth in the Village records regarding this matter.
3. This Resolution shall take place effective immediately.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Massey	[]	[]	[]	[]
Trustee Jenkins	[]	[]	[]	[]
Trustee Hutchins	[]	[]	[]	[]
Trustee Davis	[]	[]	[]	[]
Trustee Barbarite	[]	[]	[]	[]

The Resolution was there upon duly adopted.

114 Hartley Road
Goshen NY 10924



P: (845) 294-8882
F: (845) 294-8883

Quote

Customer Village of Monticello
2 Pleasant Street
Monticello NY 12701

Date Estimate #
12/06/2024 6972

PO #:

Description	Unit	Quantity	Rate	Amount
- Water Plant - Sand Filter				
TAM Enterprises Inc. is pleased to quote the following:				
- Vac out all old filter media from Filter #1 and dispose on site.				
- Evaluate filter under drain piping after filter is clean.				
- If piping needs to be replaced a proposal will be given.				
- Supply and install all new filter media according to specs.				
For the sum of:		1.00	55468.000	55,468.00

Notes

F. 8320.238

Customer Signature _____

Accepted By : _____

Subtotal	\$55,468.00
Sales Tax:	0.00
Quote Total	\$55,468.00

24 Hour Emergency Service - Certified Backflow Prevention Technician - Hydro Vacuum Excavation - Pump Station Installation & Maintenance
High Pressure Water Jetting - Video Inspection of Underground Lines - Installation of Water & Sewer Lines - Clearing of Catch Basins
Man Hole Rehabs - Sewer & Water Plant Rehabs - Confined Space Entry - Pipe Lining Services - Soil Remediation Services
Pipe Location Services - Wet Taps - Inset-A-Valves - Industrial Tank Pumping - Excavation Services - Emergency Sewer By-Pass Pumping

www.tamenterprises.com

VILLAGE OF MONTICELLO

Expense Ledger

Fiscal Year: 2025 Period From: 8 To: 7 Trans. Date From: To:

Account No. Date	Vendor Code	Description Vendor Name/Description	PO No. / Trans No.	Voucher No.	Check No.	YTD Appropriation	Req/Enc	Expenditure	YTD Unencumb
F.8320.238		SOURCE OF SUPPLY SAND FILTER REPLACEMENT				55,000.00			55,000.00
Grand Total						55,000.00		0.00	55,000.00

#14

RESOLUTION

A meeting of the Village Board of the Village of Monticello, New York was convened on Wednesday, February 5th, 2025 at 6:00 p.m.

The following Resolution was duly offered and seconded to wit:

RESOLUTION AUTHORIZING THE RETURN OF A BOND CHECK TO GREENLAND MANAGEMENT

WHEREAS, the Village Board of the Village of Monticello, New York ("Board") in the course of its municipal business requires from time-to-time certain bonds be put in place to protect the Village when contractors perform work on Village streets and roads.

WHEREAS, the Board pursuing best practices as well as complying with all provisions of law has determined to authorize the purchase of such goods or services as set forth below; and

WHEREAS, after reviewing the needs of the Village and determining that it is fiscally prudent and proper to do so, the Village makes this Resolution regarding its action in furtherance of the public interest in doing so.

NOW THEREFORE, it is resolved by the Village Board as follows:

1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full herein.
2. The Board hereby authorizes the Return of a Bond Check to Greenland Management in the amount of \$15,000.00 for work on 589-593 West Broadway and replacing the bond check with a Performance Bond in the amount of \$15,000.00 as set forth in the Village records regarding this matter.
3. This Resolution shall take place effective immediately.

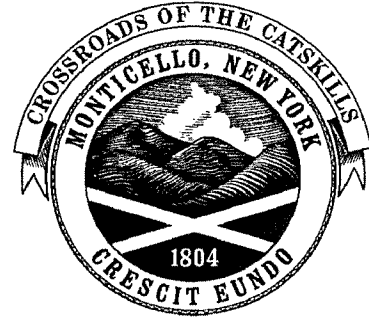
The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Massey	[]	[]	[]	[]
Trustee Jenkins	[]	[]	[]	[]
Trustee Hutchins	[]	[]	[]	[]
Trustee Davis	[]	[]	[]	[]
Trustee Barbarite	[]	[]	[]	[]

The Resolution was there upon duly adopted.

VILLAGE OF MONTICELLO
BUILDING DEPARTMENT
CODE ENFORCEMENT

2 PLEASANT STREET
MONTICELLO, NY 12701
P: 845-794-6130 EXT 302
Email: code1@villageofmonticello.com



January 27, 2025

Re: Excavation permit Bond Check.
589-593 West Broadway
Monticello, NY 12701

The attached permit was for a road cut on West Broadway to connect a new sewer line to the sewer main.

The project is now complete and the sewer connection was inspected and approved by the sewer department and code enforcement.

The roadway was repaired with the appropriate crusher run and a temporary top coat of cold patch blacktop.

Per DPW, the bond must be held until the spring when the road can be properly repaired with blacktop. Bond can only be released once final road repair is inspected by DPW in the spring.

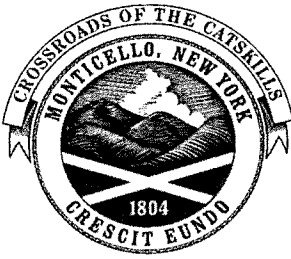
The attached permit was accompanied by a \$15,000 bond check. The property owner now wishes to post the attached original surety bond and receive a refund of his \$15,000 bond check.

Respectfully yours,

Scott Cooper
Code Enforcement Officer.

SBL: 110.-3-2

Permit No: BP2024-264



Village of Monticello

BUILDING DEPARTMENT

2 Pleasant St

Monticello, NY 12701

P: 845-794-6130 EXT 302

Email: Code1@villageofmonticello.com

Village of Monticello: Excavation Permit

PERMISSION IS HEREBY GRANTED TO: Dozeline Inc

PERMIT FOR: Replacement of a Sewer Line into Roadway

Premises located at: 589-593 W Broadway

Pursuant to the application dated 12/04/2024 for plans and/or specifications approved by the Highway Superintendent, the following Code Regulations are to be complied with:

1. Notify the Building Dept, Water Dept, and/or Sewer Dept at least 24 hours before work is started.
2. Keep one set of approved plans on the site at all times.
3. Obtain approval before making changes in the plans.
4. Once issued, the signed Excavation Permit must be fastened onto the building for which it was issued and where it may be seen plainly by all persons. Additionally, the excavation specifications packet must be kept on site for the life of the permit. Failure to retain these documents will result in the issuance of a Stop Work Order.
5. Road cuts are to be done with a saw.
6. Backfilling of Village Sewer shall conform to the following:
 - a. Minimum of six (6) inches of crushed stone foundation in wet conditions.
 - b. Six (6) inches of sand foundation under normal conditions.
 - c. Twelve (12) inches of select granular fill (or sand) over the pipe under all conditions.
 - d. When in village roadways and right of ways, DOT approved materials shall be used up to finished grade, compacted every 8 inches and maintained until all permit requirements are satisfied.
7. Holes are to be filled in with approved NYS crusher run stone. Crusher run stone is to be compacted every 8-12 inches.
8. Any work performed on weekends, holidays or after normal business hours (**7:00 am - 3:00 pm, Monday Friday**) shall not be backfilled until it has been inspected by all relevant village departments or it will be required to be re-exposed for inspection at the contractor/homeowner expense.
9. The road must be blacktopped no sooner than 3 weeks but no later than 5 weeks after completion.
10. Upon completion work area must be put back to its original condition. The Highway Superintendent or designee must sign off on the project in order to have Bond Check returned.

ALL WORK MUST BE DONE IN ACCORDANCE WITH NEW YORK DIG SAFE REQUIREMENTS AS WELL AS PROPER SIGNAGE, TRAFFIC AND PEDESTRIAN CONTROL MEASURES.

FAILURE TO COMPLY WITH ANY OF THE CONDITIONS WILL RESULT IN THE FORFEITURE OF YOUR BOND.

NOTE: THIS PERMIT EXPIRES ON 12/04/2025

Highway Superintendent

Date: 12/04/2024

BOND NO. B0000831

Effective Date: 01/01/2025

Subdivision Performance Bond Site Improvements

KNOW ALL PERSONS BY THESE PRESENTS that we, Stark Realty LLC, as Principal, and Lexington National Insurance Corporation a corporation organized and doing business under the laws of the state of Florida and duly licensed to conduct a general surety business in the state of NY, as Surety, are held and firmly bound unto Village of Monticello, as Obligee, in the sum of Fifteen Thousand (\$15,000.00) dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a development agreement (the "Agreement") with said Obligee relating to a subdivision identified as: 589-593 West Broadway.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall well and truly perform said Agreement during the original term thereof, or of any extension of said term that may be granted by the Obligee in writing and consented to in writing by the Surety, then this obligation shall be void, otherwise it shall remain in full force and effect. This obligation is subject to the following conditions:

1. This bond runs to the benefit of the named Obligee(s) only, and no other person or entity shall have any rights under this bond.
2. No claim shall be allowed against this bond after the expiration of one year from the completion date set forth in the Agreement, or one year from the end of the latest extension of time consented to in writing by the Surety, whichever occurs last. If the limitation set forth in this bond is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
3. In the event of a default by the Principal and the receipt by Surety of timely written notice of a claim, the Surety shall be liable to reimburse the Obligee for damages sustained by the Obligee as a result of Principal's default of its bonded obligation. It is understood and agreed that this bond shall not be construed as a penalty or as a forfeiture obligation, but rather reimburses the Obligee for actual losses incurred.
4. This bond covers installation of site improvements, and does not cover on-going maintenance of completed site improvements. This bond will not respond to any liability that arises from design defects or efficiency guarantees.
5. In no event shall the Surety's aggregate liability hereunder exceed the dollar amount of this bond set forth above.

IN WITNESS WHEREOF, the signature of said Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed by its duly authorized Attorney-in-Fact this 2nd day of January, 2025.

Principal

Stark Realty LLC

Signature of Authorized Officer

Hershy Stark

Print Name & Title

Lexington National Insurance Corporation

David Gonsalves
Signature of Attorney-in-Fact

David Gonsalves Attorney In Fact
Print Name



POWER OF ATTORNEY

Lexington National Insurance Corporation

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

David Gonsalves

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of \$6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on February 15, 2018:

Be it Resolved, that the President, CEO or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, contracts, or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and any such instruments so executed by any Attorney-in Fact shall be binding upon the Company as if signed by the President and sealed by the Corporate Secretary.

RESOLVED further, that the signature of the President, CEO or any Vice-President of LEXINGTON NATIONAL INSURANCE CORPORATION may be affixed by facsimile to any power of attorney, and the signature of the Secretary or any Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of such power, or any such power or certificate bearing such facsimile signature or seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed with respect to any bond to which it is attached continue to be valid and binding upon the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.

Ronald A. Frank, CEO



State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, Chief Executive Officer of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission Expires: 01/08/28

Notary



I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 2nd day of May, 2024.

Lisa R. Slater, Secretary

Attached to bond signed this 2nd day of January, 2025

**\$15,000 NY Subdivision, Site Improvement or
Development**

Stark Realty LLC
10 Ralph Blvd #112
Monsey, NY 10952

Safeside Insurance

Libby Ryba
324 North Main Street
Spring Valley, NY 10977

Bond #: B0000831

Surety: Lexington National Insurance Corporation

Business Name: Stark Realty LLC

License Number:

Transaction Type: New Bond Issuance

Billing Type: Principal

Payment Plan: No

Bond Type: Contract

Effective Date: 01/01/2025

Bond Amount: \$15,000

Obligee: Village of Monticello

Bond Term: 01/01/2025 - 01/01/2026

Policy Cost Summary

Gross Premium	\$450.00
Fees & Taxes	\$0.00
Delivery	\$0.00
Payments	(\$450.00)
Outstanding Balance	\$0.00

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK

HOLD DOCUMENT AT ANGLE TO VIEW ARTIFICIAL WATERMARK ON BACK

CASHIER'S CHECK



Date 12/03/2024

9767213202

25-3

Void after 7 years

440

Remitter: GREENLAND MANAGEMENT US INC.

Pay To The Order Of: VILLAGE OF MONTICELLO HIGHWAY DEPARTMENT

Pay: FIFTEEN THOUSAND DOLLARS AND 00 CENTS

\$** 15,000.00 **

Drawer: JPMORGAN CHASE BANK, N.A.

Rebecca Griffin

Rebecca Griffin, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Columbus, OH

Do not write outside this box

Memo: Bond
Note: For information only. Comment has no effect on bank's payment.



VILLAGE OF MONTICELLO

General Ledger Report

Fiscal Year: 2025 Period From: 8 To: 7 Trans. Date From: To:

Account No.	Description	Jnl Cat	Trans	Jnl No.	Date	Debit	Credit	Balance
T.0033.704	BOND - BOND-GREENLAND MINGMT-589-593 W BWAY	12 GR						
98444	SUMMARY GR POSTING	****						
			Beginning Balance	10385	12/13/2024		15,000.00	(15,000.00)
			Ending Balance			0.00	15,000.00	(15,000.00)
			Balance Sheet Grand Total:			0.00	15,000.00	(15,000.00)
			Revenue /Expense Grand Total:			0.00	0.00	0.00

#15

RESOLUTION

A meeting of the Village Board of the Village of Monticello, New York was convened on Wednesday, February 5th, 2025 at 6:00 p.m.

The following Resolution was duly offered and seconded to wit:

RESOLUTION AUTHORIZING THE VILLAGE TREASURER TO OPEN AN ACCOUNT WITH NYCLASS AND AUTHORIZING THE MAYOR, MANAGER & TREASURER TO SIGN THE NECESSARY DOCUMENTS

WHEREAS, the Village Board of the Village of Monticello, New York ("Board") in the course of its municipal business requires from time-to-time certain agreements be put into place to protect the interest of all involved parties; and

WHEREAS, The Board hereby asked the Village Treasurer to look into an additional banking entity for the Village and the Treasurer has found a company that he feels will meet the needs of the Village; and

WHEREAS, after reviewing the needs of the Village and determining that it is fiscally prudent and proper to do so, the Village makes this Resolution regarding its action in furtherance of the public interest in doing so.

NOW THEREFORE, it is resolved by the Village Board as follows:

1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full herein.
2. The Board hereby authorizes Treasurer to open up an account with NYCLASS and authorizes the Mayor, Manager and Treasurer to sign the necessary documents to complete this action as set forth in the Village records regarding this matter.
3. This Resolution shall take place effective immediately.

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

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Massey	[]	[]	[]	[]
Trustee Jenkins	[]	[]	[]	[]
Trustee Hutchins	[]	[]	[]	[]
Trustee Davis	[]	[]	[]	[]
Trustee Barbarite	[]	[]	[]	[]

The Resolution was there upon duly adopted.

Municipal Cooperation Resolution

WHEREAS, New York General Municipal Law, Article 5-G, Section 119-o (Section 119-o) empowers municipal corporations [defined in Article 5-G, Section 119-n to include school districts, boards of cooperative educational services, counties, cities, towns and villages, and districts] to enter into, amend, cancel, and terminate agreements for the performance among themselves (or one for the other) of their respective functions, powers, and duties on a cooperative or contract basis;

WHEREAS the _____ wishes to invest portions of its available
Entity Name
investment funds in cooperation with other corporations and/or districts pursuant to the NYCLASS Municipal Cooperation Agreement Amended and Restated as of August 1, 2023;

WHEREAS the _____ wishes to satisfy the safety and liquidity
Entity Name
needs of their funds;

Now, therefore, it is hereby resolved as follows:

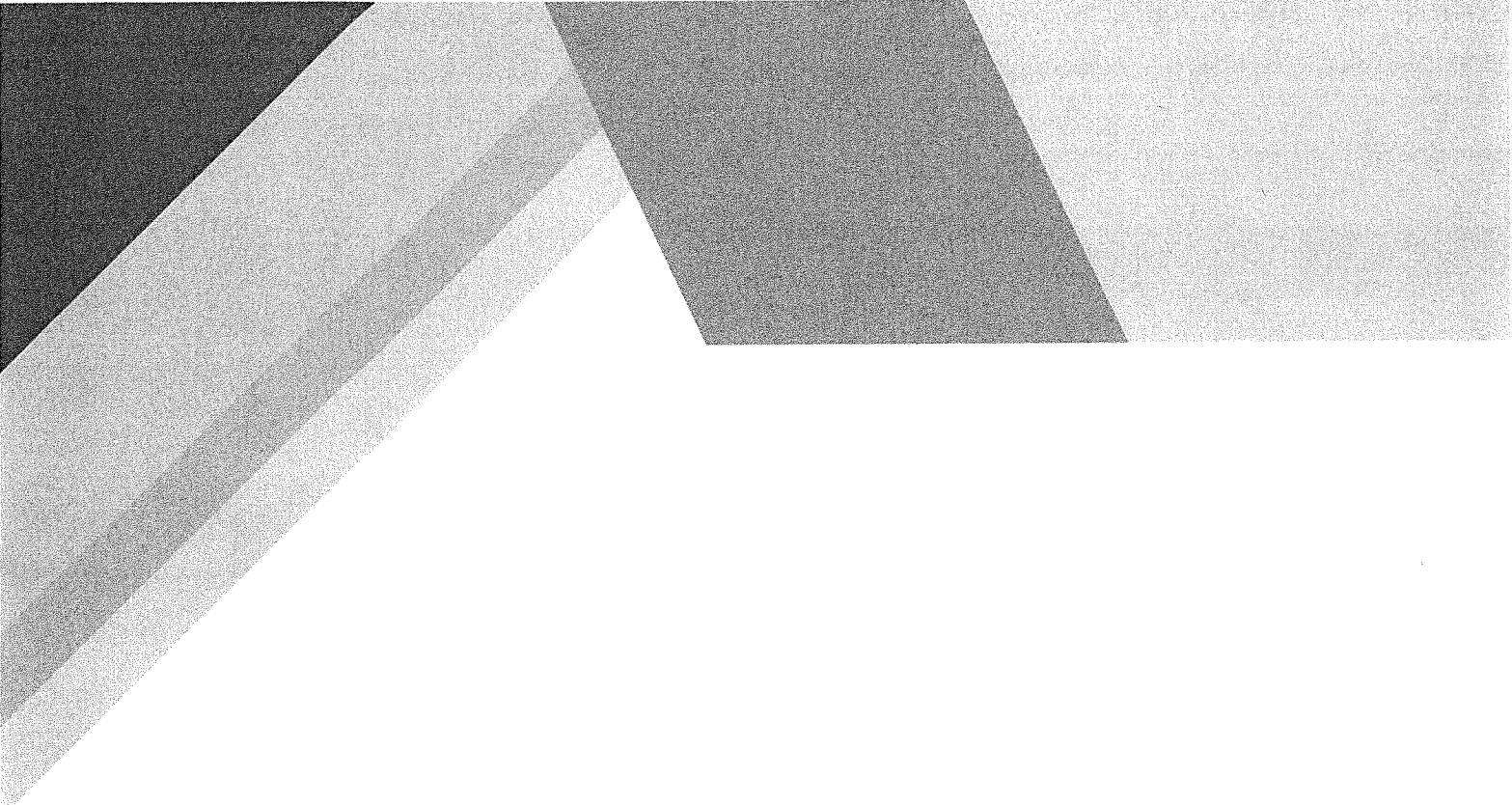
That _____, _____ of
Contact Name Title
_____ is hereby authorized to participate in the NYCLASS program under
Entity Name
the terms of the NYCLASS Municipal Cooperation Agreement Amended and Restated as of August 1, 2023.

Contact Signature

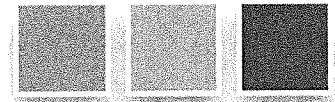
Title

Printed Name

Date



NYCLASS[®]



Registration Packet



Welcome to NYCLASS

Thank you for choosing NYCLASS!

This packet contains all the materials necessary to set up your NYCLASS account(s). If you have any questions about the registration process or about your NYCLASS account(s), please do not hesitate to contact us. The NYCLASS Client Service team can be reached any business day from 8:00 a.m. to 5:00 p.m. ET by phone at (855) 804-9980 or by email at clientservices@newyorkclass.org.

Public Trust Advisors, LLC, a registered investment advisor with the U.S. Securities and Exchange Commission, provides investment advisory services to the Fund. PMA Securities, LLC, an affiliate of Public Trust Advisors, is a broker-dealer and municipal advisor registered with the SEC and MSRB and is a member of FINRA and SIPC and provides marketing, and securities and other institutional brokerage services. NYCLASS is not a bank. An investment in NYCLASS is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although NYCLASS seeks to preserve the value of your investment at \$1.00 per share, it cannot guarantee it will do so. Please read the applicable NYCLASS Information Statements carefully before making an investment decision. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**

Registration Procedures

To join NYCLASS, please complete the following:

1. Read the Municipal Cooperation Agreement (located in the Document Center at www.newyorkclass.org).
2. Pass the resolution authorizing participation in NYCLASS (page 3).
3. Complete the Entity Registration (page 4).
4. Complete the Authorized Contacts Form (pages 5/6). NYCLASS recommends having multiple authorized signers to help prevent fraud.
5. Complete the Accounts to be Established Form (page 7); you may open as many accounts as you wish.
6. Keep the original forms for your records and send the completed packet to the NYCLASS Client Service team by fax (855) 804-9981 or by email clientservices@newyorkclass.org.

Questions? Please contact us; we would love to hear from you:

NYCLASS Client Service Team
T (855) 804-9980
clientservices@newyorkclass.org

Through the NYCLASS website, www.newyorkclass.org, Participants will be regularly informed of important program information, holidays, upcoming Board meetings, Participant events, conferences, and more. Governing Board meetings, which are open to the public, are generally held quarterly and discuss relevant issues to the governance and operations of the NYCLASS program.

Fund Registration

Entity Information

Entity Name (Participant) _____

Entity Type: City/Town/Village County School District Fire District
 Other (Specify) _____

Mailing Address _____

City _____ Zip _____ County _____

Physical Address (if different than above) _____

City _____ Zip _____ County _____

Tax ID _____ Fiscal Year End Date (Month/Day) _____

NYCLASS and its transfer agent and administrator are authorized by the Participant to act on any instructions believed to be genuine for any service authorized on this form. To the extent permitted by law, the Participant agrees that NYCLASS, its transfer agent, and administrator, Public Trust Advisors LLC, and their respective officers, directors, affiliates, representatives, employees and agents (each an "Indemnified Party") will not be liable for any losses, claims, expenses and liabilities (collectively, the "Losses") that result from accepting such instructions, and agrees to indemnify and hold harmless each Indemnified Party from and against any and all Losses arising from or resulting from such reliance on, or acceptance of, such instructions. Withdrawal proceeds can be sent only to the bank(s) indicated below unless otherwise amended in the NYCLASS Online Transaction Portal. Each Participant is responsible for notifying NYCLASS of any changes to its account(s).

Wires will be distributed every hour with the final distribution ending at 12:00 p.m. ET; distribution times are subject to change as needed by the NYCLASS Administrator. Additionally, NYCLASS must be notified of any contributions by 12:00 p.m. ET to receive same day credit. **If funds are not received by 5:00 p.m. ET, contribution orders will be voided.**

Banking Information

Bank Name _____ Bank Routing Number (ABA) _____

Account Title _____ Account Number _____

Bank Contact* _____ Contact's Phone Number _____

Wire ACH Both

Additional Banking Information (Optional)

Bank Name _____ Bank Routing Number (ABA) _____

Account Title _____ Account Number _____

Bank Contact* _____ Contact's Phone Number _____

Wire ACH Both

*If there will only be one Authorized Signer on the NYCLASS account, bank contact must be provided to verify bank account information

Authorized Contacts¹

Authorized Signers Can	Read-Only Users Can
Approve changes to the Investor Profile	Receive account updates
Update banking/contact information	Request "view-only" access to monthly statements and transaction confirmations
Process transactions	View banking/contact information
Receive account updates	

Key Contact² and Authorized Signer

Print First and Last Name

Signature Required

Email (Required)

Title

Phone (Required)³ Extension

Mobile³

Additional Contact (Optional) Note - NYCLASS strongly advises each participant to have multiple authorized signers to help prevent fraud

Print First and Last Name

(Signature Required if Authorized Signer)

Email (Required)

Title

Phone (Required)³ Extension

Mobile³

Permissions (check only one)

- Authorized Signer to Move Funds
- Read-Only Access

Additional Contact (Optional)

Print First and Last Name

(Signature Required if Authorized Signer)

Email (Required)

Title

Phone (Required)³ Extension

Mobile³

Permissions (check only one)

- Authorized Signer to Move Funds
- Read-Only Access

¹ All contacts listed on an account will receive email notifications when transaction confirmation documents and monthly statements are available for download in the online portal.

² The key contact on an account is the main point of contact for an entity. They receive voting credentials for Governing Board elections and all other important communications.

³ A phone number that you can be reached at directly is required to receive the multi-factor authentication code via phone call. Mobile numbers can receive the code via phone call or text.

Authorized Contacts (cont.)¹

Additional Contact (Optional)

Print First and Last Name

(Signature Required if Authorized Signer)

Email (Required)

Permissions (check only one)

- Authorized Signer to Move Funds
 Read-Only Access

Title

Phone (Required)²

Extension

Mobile²

Additional Contact (Optional)

Print First and Last Name

(Signature Required if Authorized Signer)

Email (Required)

Permissions (check only one)

- Authorized Signer to Move Funds
 Read-Only Access

Title

Phone (Required)²

Extension

Mobile²

Additional Contact (Optional)

Print First and Last Name

(Signature Required if Authorized Signer)

Email (Required)

Permissions (check only one)

- Authorized Signer to Move Funds
 Read-Only Access

Title

Phone (Required)²

Extension

Mobile²

¹ All contacts listed on an account will receive email notifications when transaction confirmation documents and monthly statements are available for download in the online portal.

² A phone number that you can be reached at directly is required to receive the multi-factor authentication code via phone call. Mobile numbers can receive the code via phone call or text.

Accounts to be Established

Entity Name: _____

Desired Subaccount Name(s)* i.e. General Fund, etc.:

(To be completed by Participant, **at least one Subaccount is required**)

*Name must be limited to 35 characters

Once your NYCLASS account has been established, you will receive a confirmation email with your login credentials from no-reply@newyorkclass.org. If you do not receive your login credentials within 48 business hours of submission, please first check your junk or spam folder before calling the NYCLASS Client Service team.

Dual Authorization Form (Optional)

Entity Name: _____

Please utilize this form to request dual authorization capabilities on your NYCLASS account. Dual authorization ensures that any transaction entered via the NYCLASS online transaction portal requires approval from a second Authorized Signer in order to be processed (internal transfers between subaccounts do not require dual authorization). **Note:** All Authorized Signers listed on the account can enter transactions and approve them (not just the users below).

Request to Add Dual Authorization

Dual authorization is hereby approved for _____ by the Authorized Signer below. By approving dual authorization, the Authorized Signer Entity Name acknowledges that transactions not approved by the 12:00 p.m. ET cutoff will not be processed. Please ensure transactions are entered in a timely manner and that other authorized signers are available to approve the transactions for processing.

Authorized Signer's Signature

Date

Printed Name

Title