

## COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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### IDA ACTIVITY REPORT – As of 12/31/2015

#### CURRENT TAX ABATEMENT PROJECTS

1. **RJ BAKER CORP / BEAVERKILL STUDIO, December 14, 2015, Town of Liberty.**

Proposal to redevelop/renovate two parcels of land for the continued renovate and equip an existing studio as well as the improvement and re-use of an existing adjoining restaurant as part of a unique combination of lodging and catering with film and media production.

2015 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$0

2015 PILOT Due: Paid full taxes

2015 PILOT Paid: Paid full taxes

Jobs before IDA Involvement: 1

Jobs to be created: 3

Current Number of Jobs: 3

2. **VERIA WELLNESS, PHASE II – CONSTRUCTION, September 18, 2015, Town of Thompson.**

Veria Lifestyle Inc proposes to develop a destination wellness center at the site of the former Kutsher's Hotel described as a unique luxury center focused on natural health and wellness. This will include a 131 room wellness center resort, an 18 hole golf course, restaurants, exercise facilities, swimming pools, and a museum. Approximately \$70 million will be invested in building renovations and new construction related to the proposed wellness center, with new employment at the center estimated at 200.

2015 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$0

2015 PILOT Due: \$ PILOT expected to start in 2017.

2015 PILOT Paid: \$ PILOT expected to start in 2017.

Jobs Before IDA Involvement: 0

Jobs to be Created: 200

Current Number of Jobs: 10

3. **ROCK MEADOWS PARTNERS LLC., June 8, 2015, Town of Tusten.** Company appointed as agent of the Agency as master developer of the old Narrowsburg School facility in Narrowsburg. Tenants that require substantial leasehold improvements will need to apply to the IDA for assistance with their projects. Total cost of investment and number of new employees will be calculated as tenants move into the building.
- 2015 Abatements:
    - Sales Tax: \$2152.56
    - Mortgage Tax: \$0
    - Property Tax without IDA Involvement: \$ Paid full taxes.
  - 2015 PILOT Due: \$ PILOT expected to start in 2017.
  - 2015 PILOT Paid: \$ PILOT expected to start in 2017.
  - Jobs before IDA Involvement: 0
  - Jobs to be created: 4
  - Current Number of Jobs: 0
  - Construction Jobs: 43
4. **DEB EL FOOD PRODUCTS, April 13, 2015, Town of Thompson.** Existing egg processing business proposes to expand the facility, purchase new coolers, freezers, and other equipment, and hire new employees. Project is planning a \$2.9 million expansion resulting in 10 new jobs.
- 2015 Abatements
    - Sales Tax: \$111,582.56
    - Mortgage Tax: \$0
    - Property Tax without IDA Involvement: \$Paid full taxes.
  - 2015 PILOT Due: \$PILOT is expected to start in 2017.
  - 2015 PILOT Paid: \$PILOT is expected to start in 2017.
  - Jobs before IDA Involvement: 10
  - Jobs to be Created: 10
  - Current Number of Jobs: 65
5. **SULLIVAN PROPERTY ACQUISITIONS I, LLC, January 12, 2015, Town of Thompson, Village of Monticello.** Project proposes to acquire and renovate the vacant former Apollo Plaza, and will include approximately 188,000 square feet of retail and 12,000 square feet of office space plus attendant parking, drainage, and utility services. Approximately \$11,100,000 will be invested in the acquisition, reconstruction, and equipping of the facility, and 250 permanent and 75 construction workers will be created.
- 2015 Abatements
    - Sales Tax: \$0
    - Mortgage Tax: \$0
    - Property Tax Without IDA Involvement: \$ Paid full taxes.
  - 2015 PILOT Due: \$PILOT expected to start in 2016.

2015 PILOT Paid: \$PILOT expected to start in 2016.  
Jobs before IDA Involvement: 0  
Jobs to be created: 250  
Current Number of Jobs: 0

6. **International Contractors Corp. / Jam Two, LLC, October 1, 2014, Town of Bethel.** Proposes the adaptive reuse of an existing building at the Sullivan County Airport Industrial Park that will be used for relocating an existing roofing business. PILOT starts in 2015.

2015 Abatements

Sales Tax: \$185.48

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$16,306.

2015 PILOT Due: \$12,313.

2015 PILOT Paid: \$12,313.

Jobs before IDA Involvement: 4

Jobs to be created: 2

Current number of Jobs: 9

Construction Jobs: 1

7. **Monticello Raceway Management / Montreign Operating Company LLC, September 3, 2014, Town of Thompson.** Proposes the construction of a destination casino resort at the site of the former Concord Hotel to be called Montreign Resort Casino. PILOT starts in 2016.

2015 Abatements

Sales Tax: \$ 119,652.

Mortgage Tax: \$ 0

Property Tax without IDA involvement: \$Paid full taxes.

2015 PILOT Due: \$ PILOT to start in 2016.

2015 PILOT Paid: \$ PILOT to start in 2016.

Jobs before IDA Involvement: 0

Jobs to be created: 1,050

Current number of Jobs: 229

Construction Jobs: 320

8. **Mohegan Sun at the Concord / Concord Associates, August 27, 2014, Town of Thompson.** Proposes to develop a destination resort at the site of the former Concord Hotel. Facilities could contain a hotel, restaurants, retail space, meeting space, and fitness center. Property transfer has not occurred.

2015 Abatements

Sales Tax: \$ 0

Mortgage Tax: \$ 0

Property Tax without IDA involvement: Paid full taxes.

2015 PILOT Due: \$0

2015 PILOT Paid: \$ 0  
Jobs before IDA Involvement: 0  
Jobs to be created: 1,024  
Current number of jobs: 0

**9. Veria Lifestyle Inc (Old Kutshers), November 27, 2013, Town of Thompson.**

Initial Phase I – the Agency entered into an Agent Agreement with the applicant covering ground clearing, landscaping, utilities, infrastructure, and demolition of existing structures. The PILOT starts in 2015.

2015 Abatements:

Sales Tax: \$20,630.

Mortgage Tax: \$0

Property Tax Without IDA Involvement: \$544,217.

2015 PILOT Due: \$269,506.

2015 PILOT Paid: \$269,506.

Jobs before IDA Involvement: 0

Jobs to be created: 0

Current number of Jobs: 10

Construction Jobs: 30

**10. Jefferson Development Partners / Monticello Motor Club LLC, November 1, 2013, Town of Thompson.** This project involves the continued development of the Monticello Motor Club project located on Cantrell Road, Monticello. Proposed development includes: off road course, karting track, garages, and a bridge over the race course. Project has requested only sales tax abatement. No property tax abatement benefit was given.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: Paid full taxes.

2015 PILOT Due: \$0

2015 PILOT Paid: \$0

Jobs before IDA involvement: 2

Jobs to be created: 5

Current number of Jobs: 28

**11. EPT Concord II, LLC / EPR Concord II, LP, October 15, 2013, Town of Thompson.**

Initial Phase: construction by the company of roads, infrastructure and utilities including soil erosion, sediment control, clearing, earthwork, enhancement to existing roads, landscaping, sanitary sewer, water, storm water, electric power, and elimination of existing structures. PILOT starts in 2015.

2015 Abatements:

Sales Tax: \$84,712.

Mortgage Tax: \$0  
Property Tax without IDA involvement: 485,177.  
2015 PILOT Due: \$543,040.  
2015 PILOT Paid: \$543,040.  
Jobs before IDA Involvement: 0  
Jobs to be created: 520  
Current number of jobs: 3  
Construction jobs: 75

12. **West Delaware Hydro, June 11, 2013, Town of Neversink.** Ten year PILOT extension for a project that was originally started in 1987. Project was extended in a PILOT form for another ten years starting in 2014.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$803,463.  
2015 PILOT Due: \$160,000.  
2015 PILOT Paid: \$160,000.  
Jobs before IDA involvement: 0  
Jobs to be created: 2  
Current number of jobs: 1

13. **Loughlin & Billig PC, July 18, 2012, Village of Monticello.** Rehabilitation of vacant existing building at 461 Broadway into functional office space for a law firm/collection agency. Project proposes the expenditure of approximately \$329,000. Project is in renovation phase. PILOT starts in 2014.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$12,812.  
2015 PILOT Due: \$10,745.  
2015 PILOT Paid: \$ 10,745.  
Jobs before IDA Involvement: 30  
Jobs to be created: 15  
Current number of Jobs: 27

14. **RHH Land, LLC, April 17, 2012, Town of Thompson.** Acquisition, reconstruction, and equipping of a 74 room hotel formerly operated as “The Lodge” situate on three parcels of real estate located on Rock Hill Drive in Rock Hill. The facility was vacant at the time of purchase. Project plans on investing approximately \$2 million. Project is in renovation phase. PILOT starts in 2013.

2015 Abatements:  
Sales Tax: \$0

Mortgage Tax: \$0  
Property Tax without IDA involvement: \$72,371.  
2015 PILOT Due: \$38,048.  
2015 PILOT Paid: \$38,048.  
Jobs before IDA Involvement: 0  
Jobs to be created: 6  
Current number of Jobs: 19

15. **Theowins / Catskill Brewery / Global Natural Foods, March 17, 2012, Town of Rockland.** Acquisition, constructing, and equipping of a new brewery and office facility of approximately 5,250 square feet on .61 acres at 672 Old Route 17 in Livingston Manor. Project proposes the expenditure of approximately \$880,000. Project is in renovation phase. PILOT starts in 2014.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$18,478.09.  
2015 PILOT Due: \$12,275.  
2015 PILOT Paid: \$12,275.  
Jobs before IDA Involvement: 5  
Jobs to be created: 4  
Current number of Jobs: 25

16. **PTNY Real Estate LLC / Plastic Technologies of New York, LLC. /Shelburne Plastics, November 10, 2010, Town of Thompson.** Acquisition, reconstruction, and construction at a facility on Bridgeville Road for a plastic bottle supplier. Total project cost estimated at \$4,050,000. Project will install plastic container manufacturing equipment and expand the building. Project is in renovation phase. PILOT starts in 2012. Filed for bankruptcy in 2013.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$18,222.  
2015 PILOT Due: \$18,222.  
2015 PILOT Paid: \$18,222.  
Jobs before IDA Involvement: 0  
Jobs to be created: 25  
Current number of Jobs: 0

17. **MOGENAVLAND LLC, August 31, 2010, Town of Bethel.** Proposal to acquire and improve Camp Mogen Avraham. About \$3.5 million will be invested in the new facility on 96 acres, including \$750,000 of new improvements. The property, as a tax-exempt operation, did not generate real property taxes. Under the proposed IDA PILOT program, the property will pay no property

taxes for the first three years then gradually pay property taxes until the 15<sup>th</sup> year when they will be 100% back on the tax rolls. PILOT starts in 2012 with first 3 years at 100% abatement.

2015 Abatements:

Sales Tax: \$964

Mortgage Tax: \$0

Property Tax without IDA involvement: \$0

2015 PILOT Due: \$10,747.

2015 PILOT Paid: \$10,747.

Jobs before IDA involvement: 9

Jobs to be created: 0

Current number of Jobs: 74

18. **MOGENAVLAND LLC, August 31, 2010, Town of Tusten.** Proposal to acquire and improve Camp Sternberg. About \$3.5 million will be invested in the facility on 385 acres, including \$750,000 of new improvements. The property, as a tax-exempt operation, did not generate real property taxes. Under the proposed IDA PILOT program, the property will pay no property taxes for the first three years then gradually pay property taxes until the 15<sup>th</sup> year when they will be 100% back on the tax rolls. PILOT starts in 2012 with the first 3 years at 100% abatement.

2015 Abatements:

Sales Tax: \$1398.

Mortgage Tax: \$0

Property Tax without IDA involvement: \$0

2015 PILOT Due: \$4379.

2015 PILOT Paid: \$4379.

Jobs before IDA Involvement: 9

Jobs to be created: 0

Current number of Jobs: 58

19. **HUDSON RIVER HEALTHCARE, INC., June 30, 2010, Town of Thompson.**

Acquisition to renovate, equip and furnish two buildings on Lakewood Avenue in the Village of Monticello to provide medical and dental services to disadvantaged patients consistent with its not-for-profit mission. Total project cost is approximately \$3.2 million with approximately \$600,000 spent on improvements. Project is a tax-exempt not-for-profit. IDA's involvement was for the project to access New Market Tax Credits. PILOT is the same as the not-for-profit amount that would have been paid if the project had not accessed New Market Tax Credits. PILOT starts in 2012.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$0

2015 PILOT Due: \$0  
2015 PILOT Paid: \$0  
Jobs before IDA Involvement: 30  
Jobs to be created: 7  
Current number of Jobs: 35

- 20. MG CATSKILL LLC, August 19, 2009, Town of Thompson.** Construction of a 10,000 square foot office building along Sturgis Road in the Village of Monticello. Project proposes the expenditure of approximately \$2 million. PILOT starts in 2011.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$36,031.  
2015 PILOT Due: \$24,526.  
2015 PILOT Paid: \$24,526.  
Jobs before IDA involvement: 0  
Jobs to be created: 12  
Current number of Jobs: 18

- 21. CATSKILL STILLS LTD / DANCING CAT DISTILLERY, August 12, 2009, Town of Bethel.** Proposal to construct an approximately 4,500 square foot building with approximately 900 square feet mezzanine to house a micro-distillery, and the construction of an office building for the facility. Total project cost is estimated at \$1 million. PILOT starts in 2011.

2015 Abatements:  
Sales Tax: \$19,802.  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$29,847.  
2015 PILOT Due: \$13,529.  
2015 PILOT Paid: \$13,529.  
Jobs before IDA Involvement: 0  
Jobs to be created: 2  
Current number of Jobs: 14  
Construction Jobs: 23

- 22. POLEY PAVING Corporation, April 29, 2009, Town of Liberty.** Proposal to construct an 80 x 80 shop with attached 40 x 60 office space and a 100 x 50 separate cold storage building. The creation of 4 jobs and the retention of 8 jobs proposed. Approximately \$800,000 will be invested in the facility. PILOT starts in 2011.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0

Property Tax without IDA Involvement: \$27,251.  
2015 PILOT Due: \$26,415.  
2015 PILOT Paid: \$26,415.  
Jobs before IDA Involvement: 8  
Jobs to be created: 4  
Current number of Jobs: 14

23. **PESTECH EXTERMINATING, June 19, 2008, Town of Liberty.** Proposes to demolish an existing building and construct a new 4,500 sq ft office, warehouse, and showroom facility. The facility will be a pre-engineered metal building constructed on a concrete slab with installed radiant heating. Project cost estimated to be \$675,000.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$17,227.  
2015 PILOT Due: \$13,100.  
2015 PILOT Paid: \$13,100.  
Jobs before IDA Involvement: 10  
Jobs to be created: 4  
Current number of Jobs: 37

24. **CENTRE ONE DEVELOPMENT LLC, October 22, 2007, Village of Woodridge.** Applicant proposes to renovate an existing 25,000 square foot vacant building at 13 Green Avenue to make a new shopping center, and to construct and equip an addition to the existing building of 5,000 square feet. Some \$1,175,000 will be invested in upgrading and equipping this retail space. Ownership transferred to **Center One Holdings LLC** on November 13, 2013.

2015 Abatements:  
Sales Tax: \$28,186.  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$22,844.  
2015 PILOT Due: \$24,326.  
2015 PILOT Paid: \$24,326.  
Jobs before IDA Involvement: 0  
Jobs to be created: 15  
Current number of Jobs: 5

25. **ANTRIM LODGE, July 7, 2007, Town of Rockland.** Project proposes to renovate and upgrade the Antrim Lodge facility. The Lodge suffered flood and fire damage in 2006, and is a historic building on Highland Avenue in the hamlet of Roscoe. Project cost is estimated at \$1,250,000. Renovated lodge was not open for business as of December 31, 2014. Project Terminated Feb. 2015.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$11,557.

2015 PILOT Due: \$10,506.

2015 PILOT Paid: \$10,506.

Jobs before IDA Involvement: 0

Jobs to be created: 8

Current number of Jobs: 1

26. **MILLENNIUM PIPELINE COMPANY, LLC, June 19, 2007, Towns of Fremont, Delaware, Cochection, Bethel, Tusten, Highland, Lumberland, and Forestburgh.** Applicant proposes to replace existing Columbia Gas pipeline for a larger 30 inch pipeline along a 35 mile portion of the company's 182 mile natural gas line traversing through Steuben, Chemung, Tioga, Broome, Delaware, Sullivan, Orange, and Rockland counties. Total Project Cost throughout the corridor estimated at \$375,100,000, with approximately \$60 million in Sullivan County. In 2008 when construction was underway, the project hired 225 construction workers and in 2009 they hired 150 construction workers. No permanent jobs are expected to be located in Sullivan County after construction is completed.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$1,244,733.

2015 PILOT Due: \$735,201.

2015 PILOT Paid: \$735,201.

Jobs before IDA involvement: 0

Jobs to be created: 17 (total pipeline and new office workers)

Current number of Jobs: 0 (Sullivan County)

27. **VILLA ROMA RESORT & CONFERENCE CENTER, April 20, 2007, Town of Delaware.** Applicant proposes to rebuild the fire damaged main building of the resort complex that occurred on April 12, 2006, which made facility close. Proposes to spend \$7 million in improvements. (Agency also approved the abatement of mortgage recording tax only for the project on June 13, 2006.)

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$391,695.

2015 PILOT Due: \$318,713.

2015 PILOT Paid: \$318,713.

Jobs before IDA Involvement: 0

Jobs to be created: 200

Current number of Jobs: 313  
Construction Jobs: 20

28. **ROLLING V BUS / DIMIFINI, September 1, 2006, Town of Fallsburg.** Applicant proposes to construct an approximately 2,025 square foot expansion to their existing building intended to be used as office space and related facilities for this transportation company. Total project cost is approximately \$330,000. Prior to Rolling V ownership, parcel was on the tax-exempt roll.

2015 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$26,236.

2015 PILOT Due: \$24,453.

2015 PILOT Paid: \$24,453.

Jobs before IDA Involvement: 68

Jobs to be created: 4

Current number of Jobs: 230

29. **CRYSTAL RUN VILLAGE, June 8, 2006, Towns of Delaware, Lumberland, Neversink, and Mamakating.** Applicant is a not for profit human service agency that provides residential and habilitative services for the developmentally disabled. Requesting IDA bond financing in order to refinance the debt associated with the establishment of five homes providing services to 34 disabled adults. Project is a tax-exempt not-for-profit organization, hence there is no PILOT.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$0

2015 PILOT Due: \$0

2015 PILOT Paid: \$0

Jobs before IDA Involvement: 60

Jobs to be created: 0

Current number of Jobs: 31

30. **IDEAL SNACKS, INC., April 7, 2006 (corridor expansion), December 14, 2005 (expansion), December 30, 2003 (expansion), and August 8, 2003 (expansion), Village of Liberty.** Expansion of an existing manufacturing facility that produces snack foods. Project ownership transferred to **Ideal Snacks Acquisition Corp.** on June 10, 2005. Empire Zone Project, hence full property taxes were paid until 2014 when a non-Empire Zone parcel was added.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$538,054.  
2015 PILOT Due: \$424,435.  
2015 PILOT Paid: \$424,435.  
Jobs before IDA Involvement: 50  
Jobs to be created: 10  
Current number of Jobs: 340

**31. STECHO, LLC / CARVED IN STONE, INC. February 8, 2006, Village of Liberty.**

Applicant is proposing to renovate the old Ontario Hose Co 3 Firehouse located at 35 Lake Street in Liberty. Total project cost is approximately \$200,000. Using the IDA's "Encouraging the Return of Tax Exempt Property to Taxable Status" abatement schedule, the project will produce and sell wood and metal products for custom kitchens. (Project changed ownership to **Ella Ruffo LLC**, approved on September 14, 2010.)

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$15,036.  
2015 PILOT Due: \$5,547.  
2015 PILOT Paid: \$5,547.  
Jobs before IDA Involvement: 0  
Jobs to be created: 3  
Current number of Jobs: 2

**32. BETHEL WOODS PERFORMING ARTS CENTER, LLC, February 21, 2006, Town of Bethel.** The applicant is creating a performing arts center within a 634 acre site along Route 17B. The site includes portions of the fields on which the 1969 Woodstock Festival occurred. Elements include an outdoor pavilion, a museum, outdoor amphitheater, concession buildings, and related parking. Project expenditure approximately \$76 million. Project is a Not-for-profit, and would pay no taxes. Through an IDA PILOT the project will make a yearly donation of taxes to the taxing jurisdictions.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$0  
2015 PILOT Due: \$69,676.  
2015 PILOT Paid: \$69,676.  
Jobs before IDA Involvement: 0  
Jobs to be created: 15  
Current number of Jobs: 111

- 33. REGENCY MANOR SENIOR HOUSING, November 10, 2005, Village of Monticello.** Proposal to build affordable senior housing complex consisting of approximately 75 units on 12.8 acres of land. Total project cost: \$7,250,000.
- 2015 Abatements:
    - Sales Tax: \$0
    - Mortgage Tax: \$0
    - Property Tax without IDA involvement: \$25,625.
  - 2015 PILOT Due: \$15,607.
  - 2015 PILOT Paid: \$15,607.
  - Jobs before IDA Involvement: 0
  - Jobs to be created: 3
  - Current number of Jobs: 2
- 34. WOODRIDGE FAMILY RESTAURANT, August 1, 2005, Village of Woodridge.** Proposal to rebuild a Main Street restaurant that was destroyed by fire in 2004 and was closed. Total project cost: \$315,000.
- 2015 Abatements:
    - Sales Tax: \$0
    - Mortgage Tax: \$0
    - Property Tax without IDA involvement: \$11,803.
  - 2015 PILOT Due: \$5,549.
  - 2015 PILOT Paid: \$5,549.
  - Jobs before IDA Involvement: 0
  - Jobs to be created: 9
  - Current number of Jobs: 2
- 35. 457 EQUITIES, LLC, September 13, 2005, Village of Monticello.** Conversion of three existing one- to two-story buildings into one single two-story building for multi-tenant commercial retail/office use on Broadway in Monticello. Approximate building size is 23,000 square feet. Project cost: over \$900,000.
- 2015 Abatements:
    - Sales Tax: \$0
    - Mortgage Tax: \$0
    - Property Tax without IDA involvement: \$56,091.
  - 2015 PILOT Due: \$38,399.
  - 2015 PILOT Paid: \$38,399.
  - Jobs before IDA Involvement: 4
  - Jobs to be created: 20
  - Current number of Jobs: 29
- 36. PECK'S MARKET OF JEFFERSONVILLE, Sept 8, 2005, Village of Jeffersonville.** Expansion of 3,970 square feet to the existing Peck's Market of Jeffersonville grocery store including renovation to existing store, including floor, shelving, equipment, and lighting. Total project cost of \$880,000.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$24,458.  
2015 PILOT Due: \$19,144.  
2015 PILOT Paid: \$19,144.  
Jobs before IDA Involvement: 8  
Jobs to be created: 8  
Current number of Jobs: 22

- 37. MBM ENTERPRISES, LLC / M & M AUTOMOTIVE CENTER, INC., May 23, 2005, Village of Liberty.** Renovation of existing retail space on Mill Street in Liberty, and construction of 4800 square foot expansion. Total project cost: \$1,650,000. In 2014 they paid a shortfall in payment due in 2013 because of an Agency clerical typo – hence the higher amount.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$81,212.  
2015 PILOT Due: \$64,549.  
2015 PILOT Paid: \$64,549.  
Jobs before IDA Involvement: 22  
Jobs to be created: 6  
Current number of Jobs: 46

- 38. CENTRAL NEW YORK RAILROAD CORP., February 28, 2005, Towns of Tusten, Cohecton, Delaware, and Fremont.** Application proposes the preservation of the rail line along the Delaware River corridor to support existing rail dependent businesses, retain and create jobs. Project requested only real property tax abatement. The abatement will end in 2009 when taxes will be set by the Railroad Ceiling Law.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$40,087.  
2015 PILOT Due: \$40,087.  
2015 PILOT Paid: \$40,087.  
Jobs before IDA Involvement: 8  
Jobs to be created: 0  
Current number of Jobs: 10

- 39. NONNI'S ACQUISITION CO, INC. (Previously NONNI's FOOD COMPANY / MAMMA SAYS, INC. / KINNELON PROPERTIES, LLC.), October 24, 2004, Town of Thompson.** Project will renovate a 53,000 square foot building located on

Old Route 17 involving the reconstruction and equipping of the building as a food manufacturing facility. Company will invest approximately \$5,500,000 in purchasing and improving the property. Change in ownership to **Nonni's Food Company** occurred on October 19, 2005. Empire Zone project, hence full property taxes are paid.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$125,030.

2015 PILOT Due: \$125,030.

2015 PILOT Paid: \$125,030.

Jobs before IDA Involvement: 0

Jobs to be created: 14

Current number of Jobs: 161

**40. MOUNTAIN PACIFIC REALTY, LLC, December 18, 2003, Village of Monticello.**

Project proposes to build out the tenant facilities in the vacant former Shoprite Plaza with new façade and an additional footage of 15,500 square feet to be added. Total project expenditure is estimated at \$1 million.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$150,905.

2015 PILOT Due: \$128,239.

2015 PILOT Paid: \$128,239.

Jobs before IDA Involvement: 20

Jobs to be created: 20

Current number of Jobs: 66

**41. CANNIE D'S CORNER CORP., December 3, 2003, Town of Neversink.** Project proposes the construction of a gas station and associated convenience/retail stores and office space. This involves the construction of a single-story wood-frame building totaling 5,000 square feet and gas station pump island. Total project expenditure is estimated at approximately \$1.5 million. Empire Zone Project, hence full property taxes are paid.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$30,071.

2015 PILOT Due: \$30,071.

2015 PILOT Paid: \$30,071.

Jobs before IDA Involvement: 0

Jobs to be created: 15

Current number of Jobs: 7

**42. CRYSTAL RUN HEALTHCARE, LLP, June 27, 2003, Town of Thompson.**

Construction of an approximately 81,000 square feet Class “A” medical office facility located in the Emerald Corporate Center in Rock Hill. Project expense is estimated at \$19,000,000. Empire Zone project, hence full property taxes are paid. Property transferred to GA HC REIT II 61 Emerald NY MOB, LLC, on September 20, 2013, with Crystal Run Healthcare LLP as tenant, and it additionally put the PILOT on hold to commence again in 2019 and end in 2024.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$570,967.

2015 PILOT Due: \$570,967.

2015 PILOT Paid: \$570,967.

Jobs before IDA Involvement: 0

Jobs to be created: 200

Current number of Jobs: 261

**43. LIBERTY STORAGE, L.L.C., June 16, 2003, Town of Liberty.** Project will develop a 34,000 square foot storage facility and accompanying 2,000 square foot office and retail packaging facility located on a 9.36 acre parcel of land located on Route 52. Total project expense: \$1.5 million. (Phase II Expansion for second 34,000 square foot storage facility building approved on September 8, 2004.)(Phase III Expansion for third storage facility building was approved September 10, 2013.) In November of 2014 the project was sold to **Canopy Liberty** with the same PILOT.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$110,732.

2015 PILOT Due: \$97,967.

2015 PILOT Paid: \$97,967.

Jobs before IDA Involvement: 0

Jobs to be created: 3

Current number of Jobs: 4

Construction Jobs: 1

**44. SULLIVAN COUNTY COMMUNITY COLLEGE DORMITORY CORP, June 8, 2002, Town of Fallsburg.** Tax-exempt financing through the IDA for Civic Facility Bonds in the amount of \$8,725,000, project type – Dormitory. Bonds issued to construct a student residence/dormitory on the former lands of the Sullivan County Community. The facility will support the continued existence of the College through the enrollment of a substantial number of out-of-county

students. Tax-exempt, not-for-profit educational facility. **ECO GREEN COMMUNITY HOUSING FUND, LP, December 15, 2010.** Expansion of dormitory student housing complex at the Sullivan County Community College (SCCC). As part of the SCCC Dormitory Corporation, the project property is tax exempt. No PILOT involved. Applicant requested in 2010 a one-time abatement of mortgage recording tax only. Total Eco Green project cost: \$1,440,000.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$0

2015 PILOT Due: \$0

2015 PILOT Paid: \$0

Jobs before IDA Involvement: 0

Jobs to be created: 9

Current number of Jobs: 6

**45. KOHL'S DEPARTMENT STORES, INC., February 1, 2002, Town of Mamakating.** Construction and equipping of a regional distribution center for Kohl's Department Stores. Proposed development consists of the construction of a 500,000 square foot distribution center with the expenditure of \$45,000,000. Eventual employment is projected to be 900, with new subcontractor jobs included not employed by Kohls (hence their higher original estimate of job creation). The project requested sales tax abatement and a real property tax break.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$1,202,758.

2015 PILOT Due: \$800,000.

2015 PILOT Paid: \$800,000.

Jobs before IDA Involvement: 0

Jobs to be created: 900

Current number of Jobs: 455

**46. ADDENBROOKE LLC, August 29, 2001, Village of Liberty.** Acquisition and renovation of existing office building on Sullivan Avenue. Total cost of repairs and renovations is proposed to be \$500,000.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$65,071.

2015 PILOT Due: \$39,914.

2015 PILOT Paid: \$39,914.

Jobs before IDA Involvement: 14  
Jobs to be created: 8  
Current number of Jobs: 39

47. **HOLIDAY MOUNTAIN FUN PARK, INC., (formerly Holiday Mountain Corp), February 27, 2001, Town of Thompson.** Created by Villa Roma Country Club, Holiday Mountain Corporation requested assistance to develop the Holiday Mountain Ski Area in the Town of Thompson on a parcel of land consisting of 144.56 acres. The proposal is to operate and rehabilitate the existing ski area and to build a new water park. Estimated project expenditure is \$7.0 million. Most of the project is in the Empire Zone, hence almost full property taxes are paid.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$34,851.  
2015 PILOT Due: \$34,667.  
2015 PILOT Paid: \$34,667.  
Jobs before IDA Involvement: 15  
Jobs to be created: 0  
Current number of Jobs: 9

48. **TURTLEHEAD ENTERPRISES LLC / CATSKILL PHYSICAL MEDICINE LLC, January 11, 2001, (Town of Thompson)** Project to construct a new medical facility to be located on 2.9 acres across from the Harris Post Office on County Road 75, Harris Bushville Road. Total project expense will be approximately \$1.0 million.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$27,402.  
2015 PILOT Due: \$13,340.  
2015 PILOT Paid: \$13,340.  
Jobs before IDA Involvement: 0  
Jobs to be created: 6  
Current number of Jobs: 10

49. **DC FABRICATING & WELDING, November 20, 2000, Town of Liberty.** Manufacturing company relocated from Connecticut. Purchased 5.6-acre parcel on the corner of Queen Mountain and Radcliffe Roads near the UPS facility. An 8,000 square foot pre-fab building will be constructed. Total project cost is expected to be \$300,000.

2015 Abatements:  
Sales Tax: \$0

Mortgage Tax: \$0  
Property Tax without IDA involvement: \$20,950.  
2015 PILOT Due: \$8,555.  
2015 PILOT Paid: \$8,555.  
Jobs before IDA Involvement: 0  
Jobs to be created: 3  
Current number of Jobs: 5

- 50. SUTPHEN EAST, April 7, 2000, Town of Bethel.** Expansion of an existing manufacturing business in Sullivan County. Project currently leases the facility from the IDA at the Airport Industrial Park. Company expenditure for the expansion - \$225,000. The facility is used for the repair and rehabilitation of fire engines and equipment.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$21,615.  
2015 PILOT Due: \$13,320.  
2015 PILOT Paid: \$13,320.  
Jobs before IDA Involvement: 16  
Jobs to be created: 8  
Current number of Jobs: 42

- 51. BLOOMINGBURG HOUSING ASSOCIATES, Feb. 25, 2000, Village of Bloomingburg.** The construction of 24 Senior Housing Units on property annexed into the Village of Bloomingburg. The approximate project cost was \$2.3 million.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$15,971.  
2015 PILOT Due: \$7,668.  
2015 PILOT Paid: \$7,688.  
Jobs before IDA Involvement: 0  
Jobs to be created: 3  
Current number of Jobs: 3

- 52. SWAN LAKE REALTY HOLDING CORP., Feb. 28, 2000, Town of Liberty.** This transaction facilitated the refinance of premises owned by the Swan Lake Holding Corp. to provide security to a bank for the posting of a letter of credit in connection with an existing IDA agreement with the Swan Lake Resort Hotel. The letter of credit gave the Swan Lake Resort Hotel the ability to continue the extensive renovations, create jobs, and collect sales tax from guests. No new jobs anticipated.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$5,968.

2015 PILOT Due: \$4,988.

2015 PILOT Paid: \$4,988.

Jobs before IDA Involvement: 0

Jobs to be created: 0

Current number of Jobs: 0

- 53. WURTSBORO CENTER, LLC, Nov. 1, 1999, Town of Mamakating.** New 45,000 square feet construction project that will develop property on Route 209 and will include a supermarket, bank, and other retail stores. Total project cost will be approximately \$1.5 million, split in two phases.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$46,609.

2015 PILOT Due: \$19,247.

2015 PILOT Paid: \$19,247.

Jobs before IDA Involvement: 0

Jobs to be created: 42

Current number of Jobs: 27

- 54. MADASA REALTY LLC / MAJESTIC DRUG CO., INC, Oct. 1, 1999, Town of Fallsburg.** Project involves the relocation of an existing business from the Bronx to South Fallsburg. The new business would put the parcel back on the Town's tax rolls. The facility would manufacture, warehouse, and distribute health and beauty aids.

2015 Abatements:

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA involvement: \$17,297.

2015 PILOT Due: \$9,556.

2015 PILOT Paid: \$9,556.

Jobs before IDA Involvement: 0

Jobs to be created: 6

Current number of Jobs: 12

- 55. KAUFMAN PROJECT, Aug. 1, 1999, Village of Monticello.** New construction project to add approximately 2,750 square feet of office space and another 1,134 square feet of commercial storage space to an existing office building located on North Street in the Village. Project cost will be over \$380,000.

2015 Abatements:

Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$15,065.  
2015 PILOT Due: \$11,910.  
2015 PILOT Paid: \$11,910.  
Jobs before IDA Involvement: 9  
Jobs to be created: 6  
Current number of Jobs: 13

- 56. ARTHUR GLICK TRUCK SALES, INC., Nov. 1, 1998, Town of Thompson.** A \$1.23 million reconstruction and expansion project for a disaster-impacted business to construct and equip a 25,500 square foot truck leasing and sales building.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$22,970.  
2015 PILOT Due: \$17,241.  
2015 PILOT Paid: \$17,241.  
Jobs before IDA Involvement: 20  
Jobs to be created: 10  
Current number of Jobs: 38

- 57. MOUNTAIN CANDY & CIGAR CO, INC., February 25, 1998, Town of Fallsburg.** A \$1.9 million expansion project by a local wholesale business in South Fallsburg.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA involvement: \$173,539.  
2015 PILOT Due: \$51,087.  
2015 PILOT Paid: \$51,087.  
Jobs before IDA Involvement: 45  
Jobs to be created: 12  
Current number of Jobs: 72

- 58. FRONTIER INSURANCE COMPANY, 1993, 1996, AND 1997, Town of Thompson.** The 1993 bonding project was for \$26 million in financing and construction of a 120,000 square foot building to house an insurance company. Additional assistance was given for an expansion project and the onsite daycare facility. PILOT agreement with Frontier ended in 2014. Agency still held title in 2015. Property taxes paid directly by company.

2015 Abatements:  
Sales Tax: \$0  
Mortgage Tax: \$0

Property Tax without IDA involvement: \$0.  
2015 PILOT Due: \$0.  
2015 PILOT Paid: \$0.  
Jobs before IDA Involvement: 0  
Jobs to be created: 100  
Current number of Jobs: 30

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