

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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**CURRENT TAX ABATEMENT PROJECTS**

**as of December 31, 2016**

- 1. 457 EQUITIES MONTICELLO CORP. Approved February 8, 2016, 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. **This project was originally approved June 14, 2005, with 457 Equities, LLC. Transfer to 457 Equities Monticello Corp. was approved on February 8, 2016.**

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$55,823  
2016 PILOT Due: \$39,524  
2016 PILOT Paid: \$39,524  
Jobs to be Created: 20  
Current Number of Jobs: 30
- 2. ADDENBROOKE LLC. Approved August 27, 2001, Village of Liberty.** Acquisition and repair of existing office building located on Sullivan Avenue. Total cost of repairs and renovations is estimated at \$500,000.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$65,057  
2016 PILOT Due: \$39,730  
2016 PILOT Paid: \$39,730  
Jobs before IDA Involvement: 14  
Jobs to be Created: 8  
Current Number of Jobs: 37
- 3. BETHEL WOODS PERFORMING ARTS CENTER, LLC. Approved September 13, 2005, Town of Bethel.** Development of 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 without IDA involvement. Through an IDA PILOT the project makes a yearly donation to the taxing jurisdictions.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$0  
2016 PILOT Due: \$69,676

2016 PILOT Paid: \$69,676  
Jobs before IDA Involvement: 0  
Jobs to be Created: 15  
Current Number of Jobs: 101

**4. BLOOMINGBURG HOUSING ASSOCIATES. Approved February 8, 2000, Village of Bloomingburg.**

Construction of 24 Senior Housing Units on property annexed into the Village of Bloomingburg.  
Approximate project cost \$2.3 million.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$15,973

2016 PILOT Due: \$8,063

2016 PILOT Paid: \$8,063

Jobs before IDA Involvement: 0

Jobs to be Created: 3

Current Number of Jobs: 3

**5. BRR BROTHERS III, LLC and SULLIVAN COUNTY FABRICATION, INC. Approved April 18, 2016, Town of Fallsburg.**

Acquisition of a former egg farm and renovation of the existing facilities to accommodate a metal fabrication factory and storage of manufactured products. Anticipated private funds invested: \$3,600,000.

2016 Abatements

Sales Tax: \$19,922

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$0

2016 PILOT Due: paid full taxes, PILOT begins 2018

2016 PILOT Paid: paid full taxes, PILOT begins 2018

Jobs before IDA Involvement: 3

Jobs to be Created: 7

Current Number of Jobs: 0

**6. CANOPY LIBERTY LLC. Approved OCTOBER 24, 2014, Town of Liberty.** Development of a storage facility and accompanying office and retail packaging facility on Route 52. Estimated project cost: \$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 14,400 square foot storage facility building was approved September 10, 2013.) **Project originally approved June 10, 2003. Transfer to Canopy Liberty LLC was approved October 24, 2014.**

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$140,376

2016 PILOT Due: \$79,928

2016 PILOT Paid: \$79,928

Jobs before IDA Involvement: 0

Jobs to be Created: 3

Current Number of Jobs: 1

- 7. CATSKILL HOSPITALITY HOLDING LLC and CATSKILL HOSPITALITY OPERATING LLC. Approved June 20, 2016, Town of Thompson.** Construction of a hotel under the Hampton Inn franchise. Anticipated private funds invested: \$9,592,000. PILOT Agreement has not yet been executed.
- 2016 Abatements  
 Sales Tax: \$0  
 Mortgage Tax: \$0  
 Property Tax without IDA Involvement: \$0  
 2016 PILOT Due: Paid full taxes  
 2016 PILOT Paid: Paid full taxes  
 Jobs before IDA Involvement: 0  
 Jobs to be Created: 12  
 Current Number of Jobs: 0
- 8. CATSKILL STILLS LTD / DANCING CAT DISTILLERY. Approved February 25, 2009, Town of Bethel.** Construction of 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.  
**Expansion project approved June 8, 2015.**
- 2016 Abatements  
 Sales Tax: \$6,699  
 Mortgage Tax: \$0  
 Property Tax without IDA Involvement: \$31,498  
 2016 PILOT Due: \$14,215  
 2016 PILOT Paid: \$14,215  
 Jobs before IDA Involvement: 0  
 Jobs to be Created: 2  
 Current Number of Jobs: 15
- 9. CENTER ONE HOLDINGS, LLC. Approved November 12, 2013, Village of Woodridge.** Renovation of an existing 25,000 square foot vacant building at 13 Green Avenue to make a new shopping center, and construction and equipping of a 5,000 square foot addition. Estimated private investment of \$1,175,000. **Project originally approved on October 22, 2007 with Centre One Development LLC; transfer to Center One Holdings approved on November 12, 2013. On December 9, 2014, the Agency approved an expansion project.**
- 2016 Abatements  
 Sales Tax: \$1,334  
 Mortgage Tax: \$0  
 Property Tax without IDA Involvement: \$23,780  
 2016 PILOT Due: \$30,219  
 2016 PILOT Paid: \$30,219  
 Jobs before IDA Involvement: 0  
 Jobs to be Created: 15  
 Current Number of Jobs: 5
- 10. DC FABRICATION & WELDING. Approved October 10, 2000, Town of Liberty.** Manufacturing company relocated from Connecticut. Purchased 5.6-acre parcel for construction of an 8,000 square foot pre-fabricated building. Estimated total project cost \$300,000.
- 2016 Abatements

Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$20,898  
2016 PILOT Due: \$9,889  
2016 PILOT Paid: \$9,889  
Jobs before IDA Involvement: 0  
Jobs to be Created: 3  
Current Number of Jobs: 5

**11. DEB EL FOOD PRODUCTS. Approved April 13, 2015, Town of Thompson.** Expansion of existing egg processing facility, purchase of new coolers, freezers, and other equipment, and hiring of new employees. Estimated project cost: \$2.9 million.

2016 Abatements  
Sales Tax: \$6,567  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: Paid full taxes.  
2016 PILOT Due: PILOT expected to start in 2017.  
2016 PILOT Paid: PILOT expected to start in 2017.  
Jobs before IDA Involvement: 10  
Jobs to be Created: 10  
Current Number of Jobs: 112

**12. ELLA RUFFO, LLC. Approved September 14, 2010, Village of Liberty.** Renovation of the old Ontario Hose Co 3 Firehouse located at 35 Lake Street in Liberty to house a facility that will make and sell wood and metal products for custom kitchens. Total project cost is approximately \$200,000. **Note that this project was originally approved on September 23, 2005, with Stecho, LLC and Carved in Stone, Inc., and the transfer to Ella Ruffo, LLC was approved on September 14, 2010.**

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$15,482  
2016 PILOT Due: \$5,613  
2016 PILOT Paid: \$5,613  
Jobs before IDA Involvement: 0  
Jobs to be Created: 3  
Current Number of Jobs: 2

**13. EMPIRE RESORTS REAL ESTATE I, LLC. Approved June 20, 2016, Town of Thompson.** The project involves the reconstruction of the Monster and International Golf Courses into a new 18-hole golf course and the construction of several structures to support the new golf course as part of a complimentary development of the overall Gaming Facility complex at Adelaar. Anticipated private funds invested: \$15,870,000.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
2016 PILOT Due: PILOT begins in 2017.  
2016 PILOT Paid: PILOT was included in 2016 payment made by EPT Concord II, LLC and EPR Concord II, LP

Jobs before IDA Involvement: 0  
Jobs to be Created: 55  
Current Number of Jobs: 0  
Current Number of Construction Jobs: 28

**14. EPT CONCORD II, LLC / EPR Concord II, L.P. Approved October 15, 2013, Town of Thompson.**

Development of infrastructure for the Adelaar development. On **February 11, 2014**, the Agency approved the transfer of a portion of the project site to EPR Concord II, LP. This transfer was memorialized with the execution of a First Omnibus Amendment to Project Documents dated **September 5, 2014**. Construction of various elements of the Adelaar development is carried out under separate agreements as follows: On **December 28, 2015**, Montreign Operating Company LLC entered into a lease with EPT Concord II LLC for approximately 186 acres of Adelaar Resort land for the development of the Montreign Casino (see Montreign Operating Company LLC & Monticello Raceway Management Inc. above). On **February 8, 2016** the Agency approved the transfer of approximately 13.8 acres of land to Catskill Regional Medical Center, Inc., and this acreage will no longer receive IDA benefits. On **June 20, 2016**, the Agency approved the transfer of approximately 237 acres of land to Empire Resorts Real Estate I, LLC for the development of a golf course project (see above).

2016 Abatements

Sales Tax: \$68,944

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$431,577

2016 PILOT Due: \$467,467

2016 PILOT Paid: \$467,467

Jobs before IDA Involvement: 0

Jobs to be Created: 520

Current Number of Jobs: 60

Construction Jobs: 38

**15. Four Goats LLC and Nosso Posto Inc. Approved December 14, 2015, Town of Neversink.** Project involves the construction of a gas station and associated convenience/retail stores and office space. **The original project was approved with CANNIE D'S CORNER CORP. on October 14, 2003, and the Agency approved the assignment of the project documents to Four Goats LLC and Nosso Posto Inc. on December 14, 2015.**

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$29,878

2016 PILOT Due: \$29,878

2016 PILOT Paid: \$29,878

Jobs before IDA Involvement: 0

Jobs to be Created: 15

Current Number of Jobs: 12

**16. 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. 50,000 square foot expansion project and corporate jet in 1996, upgrading of the jet in 1997, and additional assistance for an expansion project and the building of an onsite daycare facility. Project is in liquidation; IDA still holds title.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$0  
2016 PILOT Due: Paid full taxes.  
2016 PILOT Paid: Paid full taxes.  
Jobs before IDA Involvement: 0  
Jobs to be Created: 30  
Current Number of Jobs: 30

**17. HOLIDAY MOUNTAIN FUN PARK, INC., (formerly Holiday Mountain Corp), Approved December 12, 2000, Town of Thompson.** Development of the Holiday Mountain Ski Area in the Town of Thompson. Estimated project expenditure is \$7.0 million. Expansion and renovation new application closed on December 31, 2005. Empire Zone Project hence full taxes are paid.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$33,603  
2016 PILOT Due: \$33,603  
2016 PILOT Paid: \$33,603  
Jobs before IDA Involvement: 15  
Jobs to be Created: 0  
Current Number of Jobs: 8

**18. HUDSON RIVER HEALTHCARE, INC. Approved May 18, 2010, Town of Thompson.** Construction of 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.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$0  
2016 PILOT Due: \$0  
2016 PILOT Paid: \$0  
Jobs before IDA Involvement: 30  
Jobs to be Created: 7  
Current Number of Jobs: 37

**19. HUDSUT LLC AND HVFG, LLC. Approved November 28, 2016, Town of Bethel.** Development of value added agricultural products and increased freezer space for an existing farm. Total project cost approximately \$2,304,750. **This project was assigned from Sutphen East Corp. to Hudsut LLC and HVFG LLC on November 28, 2016 (see below).**

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$0  
2016 PILOT Due: PILOT begins in 2018.  
2016 PILOT Paid: PILOT begins in 2018.  
Jobs before IDA Involvement: 40

Jobs to be Created: 10  
Current Number of Jobs: 0

**20. IDEAL SNACKS CORP, November 26, 2012 (6<sup>th</sup> warehouse expansion), April 17, 2012 (5<sup>th</sup> expansion), April 7, 2006 (4<sup>th</sup> - Corridor Expansion), December 14, 2005 (3<sup>rd</sup> expansion), December 24, 2003 (2<sup>nd</sup> expansion), and August 8, 2003 (initial expansion), Village of Liberty.** Expansion of an existing manufacturing facility that produces snack foods.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$542,166

2016 PILOT Due: \$424,685

2016 PILOT Paid: \$424,685

Jobs before IDA Involvement: 50

Jobs to be Created: 10

Current Number of Jobs: 241

**21. INTERNATIONAL CONTRACTORS CORP. / JAM TWO, LLC. Approved September 30, 2014, Town of Bethel.** Adaptive reuse of an existing building at the Sullivan County Airport Industrial Park for the relocation of an existing roofing business that has outgrown its residential district location. Funds invested approximately \$510,000.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$16,329

2016 PILOT Due: \$12,254

2016 PILOT Paid: \$12,254

Jobs to be Created: 2

Current Number of Jobs: 7

**22. JEFFERSON DEVELOPMENT PARTNERS / MONTICELLO MOTOR CLUB LLC, November 1, 2013, Town of Thompson.** This project involves the continued development of the Monticello Motor Club LLC project located on Cantrell Road, Monticello. Project includes: off-road course, karting track, garages, and a bridge over the race course. **Expansion project approved December 14, 2015.** This expansion project involves the continued development of the Monticello Motor Club LLC project located on Cantrell Road, Monticello. The current project involves the construction of a member garage building. Sales tax abatement only.

2016 Abatements

Sales Tax: \$69,126

Mortgage Tax: \$0

Property Tax without IDA Involvement: Paid full taxes.

2016 PILOT Due: \$0

2016 PILOT Paid: \$0

Jobs before IDA Involvement: 2

Jobs to be Created: 5

Current Number of Jobs: 33

- 23. KAUFMAN, NORMAN AND STEVEN L. Approved July 27, 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.
- 2016 Abatements  
 Sales Tax: \$0  
 Mortgage Tax: \$0  
 Property Tax without IDA Involvement: \$15,160  
 2016 PILOT Due: \$12,173  
 2016 PILOT Paid: \$12,173  
 Jobs before IDA Involvement: 9  
 Jobs to be Created: 6  
 Current Number of Jobs: 13
- 24. KOHL'S DEPARTMENT STORES, INC. Approved December 12, 2000, Town of Mamakating.** Construction and equipping of a regional distribution center for Kohl's Department Stores. Development consists of the construction of a 500,000 square foot distribution center with the expenditure of \$45,000,000.
- 2016 Abatements  
 Sales Tax: \$0  
 Mortgage Tax: \$0  
 Property Tax without IDA Involvement: \$634,813  
 2016 PILOT Due: \$625,000  
 2016 PILOT Paid: \$625,000  
 Jobs before IDA Involvement: 0  
 Jobs to be Created: 900  
 Current Number of Jobs: 383
- 25. Loughlin & Billig PC. Approved July 18, 2012, Village of Monticello.** Rehabilitation of vacant existing building at 461 Broadway into functional office space for a law firm/collection agency.
- 2016 Abatements  
 Sales Tax: \$0  
 Mortgage Tax: \$0  
 Property Tax without IDA Involvement: \$12,256  
 2016 PILOT Due: \$11,034  
 2016 PILOT Paid: \$11,034  
 Jobs before IDA Involvement: 30  
 Jobs to be Created: 15  
 Current Number of Jobs: 26
- 26. MADASA REALTY LLC / MAJESTIC DRUG CO., INC. Approved August 10, 1999, Town of Fallsburg.** Relocation of an existing business from the Bronx to South Fallsburg, to manufacture, warehouse, and distribute health and beauty aids. Returns tax parcel to the Town's tax rolls.
- 2016 Abatements  
 Sales Tax: \$0  
 Mortgage Tax: \$0  
 Property Tax without IDA Involvement: \$17,709  
 2016 PILOT Due: \$9,607



2016 PILOT Paid: \$9,607  
Jobs to be Created: 6  
Current Number of Jobs: 13

**27. MBM ENTERPRISES, LLC / M & M AUTOMOTIVE CENTER, INC. Approved January 11, 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. Project terminated in 2016 in accordance with the project documents.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$79,790

2016 PILOT Due: \$66,116  
2016 PILOT Paid: \$66,116  
Jobs before IDA Involvement: 22  
Jobs to be Created: 6  
Current Number of Jobs: 46

**28. METALLIZED CARBON CORPORATION. Approved June 20, 2016. Town of Fallsburg.** Expansion project into Sullivan County that manufactures engineered carbon/graphite products. Project involves the acquisition of unimproved land in the Glen Wild Industrial Park and improvements to accommodate a metal fabrication business and storage of manufactured products. Total project cost approximately \$6,389,077.

2016 Abatements  
Sales Tax: \$24,081  
Mortgage Tax: \$22,000  
Property Tax without IDA Involvement: \$0  
2016 PILOT Due: Paid full taxes. PILOT to begin in 2018.  
2016 PILOT Paid: Paid full taxes. PILOT to begin in 2018.  
Jobs before IDA Involvement: 0  
Jobs to be Created: 10  
Current Number of Jobs: 0  
Current Number of Construction Jobs: 25

**29. MG CATSKILL LLC. Approved February 25, 2009, Town of Thompson.** Construction of a 10,000 square foot office building along Sturgis Road in the Village of Monticello. Estimated project expenditure approximately \$2 million.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$37,875

2016 PILOT Due: \$25,560  
2016 PILOT Paid: \$25,560  
Jobs before IDA Involvement: 0  
Jobs to be Created: 12  
Current Number of Jobs: 21

**30. MILLENNIUM PIPELINE COMPANY, LLC. Approved December 19, 2006, Towns of Fremont, Delaware, Cochection, Bethel, Tusten, Highland, Lumberland, and Forestburgh.** Replacement of 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.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$1,244,773

2016 PILOT Due: \$734,871

2016 PILOT Paid: \$734,871

Jobs before IDA Involvement: 0

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

Current Number of Jobs: 0 in Sullivan County

**31. MOGENAVLAND LLC. Approved December 8, 2009, Town of Bethel.** Acquisition and improvement of Camp Mogen Avraham. Total project investment approximately \$3.5 million, 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 gradually pay property taxes until the 15<sup>th</sup> year when they will be 100% back on the tax rolls.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$169,301

2016 PILOT Due: \$21,021

2016 PILOT Paid: \$21,021

Jobs before IDA Involvement: 9

Jobs to be Created: 0

Current Number of Jobs: 47

**32. MOGENAVLAND LLC. Approved December 8, 2009, Town of Tusten.** Acquisition and improvement of Camp Sternberg. Total project investment approximately \$3.5 million, 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 gradually pay property taxes until the 15<sup>th</sup> year when they will be 100% back on the tax rolls.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$97,325

2016 PILOT Due: \$8761

2016 PILOT Paid: \$8761

Jobs before IDA Involvement: 9

Jobs to be Created: 0

Current Number of Jobs: 47

**33. MOHEGAN SUN AT THE CONCORD / CONCORD ASSOCIATES, L.P. Approved August 27, 2014, Town of Thompson.** Project proposes to develop a destination resort casino at the site of the former Concord Hotel to be called Mohegan Sun at the Concord. Facilities will include a 52,000 sq ft casino, 252 hotel rooms, up to seven restaurants, an entertainment lounge, retail space, meeting/event space, and fitness center. **(Property transfer has not yet occurred and project has not yet finalized closing conditions.)**

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: Paid full taxes.

2016 PILOT Due: \$0

2016 PILOT Paid: \$0

Jobs to be Created: 1,024

Current Number of Jobs: 0

**34. MONTICELLO RACEWAY MANAGEMENT / MONTREIGN OPERATING COMPANY LLC. Approved September 3, 2014, Town of Thompson.** Project involves the construction of a destination resort casino project at the site of the former Concord Hotel. Estimated capital investment approximately \$600,000,000. The Agency approved amendments to closing conditions letter on **May 26, 2015**. On **September 18, 2015**, the Agency approved amendments to the project documents for an enhanced project.

2016 Abatements

Sales Tax: \$3,121,244

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$111,274

2016 PILOT Due: \$380,168

2016 PILOT Paid: \$380,168

Jobs before IDA Involvement: 0

Jobs to be Created: 1,050

Current Number of Jobs: 18

Construction Jobs: 218

**35. MOUNTAIN CANDY & CIGAR CO, INC. Approved February 10, 1998, Town of Fallsburg.** A \$1.9 million expansion project by a successful local wholesale business in South Fallsburg. **Approval of Garage Project occurred on December 14, 2015.**

2016 Abatements

Sales Tax: \$6,726

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$188,938

2016 PILOT Due: \$51,277

2016 PILOT Paid: \$51,277

Jobs before IDA Involvement: 45

Jobs to be Created: 12

Current Number of Jobs: 62

**36. MOUNTAIN PACIFIC REALTY, LLC. Approved December 9, 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.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$150,184

2016 PILOT Due: \$131,627

2016 PILOT Paid: \$131,627

Jobs before IDA Involvement: 20

Jobs to be Created: 20

Current Number of Jobs: 50

- 37. NONNI'S ACQUISITION CO., INC. Approved December 22, 2010, Town of Thompson.** Renovation of a 53,000 square foot building located on Old Route 17 for use as a food manufacturing facility. Estimated \$5,500,000 expended in purchasing and improving the property. **Project originally approved on October 12, 2004 with Nonni's Food Company/ Mamma Says, Inc./ Kinnelon Properties, LLC. Change in ownership to Nonni's Food Company approved on October 11, 2005. Change in ownership to Nonni's Acquisition Co. approved December 22, 2010.**

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$122,938

2016 PILOT Due: \$122,938

2016 PILOT Paid: \$122,938

Jobs before IDA Involvement: 0

Jobs to be Created: 14

Current Number of Jobs: 29

- 38. PECK'S MARKET OF JEFFERSONVILLE. Approved July 12, 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.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$24,719

2016 PILOT Due: \$19,455

2016 PILOT Paid: \$19,455

Jobs before IDA Involvement: 8

Jobs to be Created: 8

Current Number of Jobs: 22

- 39. PESTECH EXTERMINATING INC. Approved June 19, 2008, Town of Liberty.** Demolition of an existing building and construction of a new 4,500 sq ft office, warehouse, and showroom facility. Project cost estimated to be \$675,000.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$17,822

2016 PILOT Due: \$13,245

2016 PILOT Paid: \$13,245  
Jobs before IDA Involvement: 10  
Jobs to be Created: 4  
Current Number of Jobs: 48

**40. POLEY PAVING CORP. Approved October 14, 2008, Town of Liberty.** Construction of an 80 x 80 shop with attached 40 x 60 office space and a 100 x 50 separate cold storage building. Estimated investment \$800,000.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$51,130  
2016 PILOT Due: \$26,634  
2016 PILOT Paid: \$26,634  
Jobs before IDA Involvement: 8  
Jobs to be Created: 4  
Current Number of Jobs: 0

**41. PTNY Real Estate LLC / Plastic Technologies of New York, LLC. /Shelburne Plastics. Approved October 12, 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. Filed for bankruptcy in 2013. **Assignment of interest from PTNY to Bridgeville Office Centre approved 2/8/2016. Project terminated July 1, 2016.**

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$17,723  
2016 PILOT Due: \$17,723  
2016 PILOT Paid: \$17,723  
Jobs before IDA Involvement: 0  
Jobs to be Created: 25  
Current Number of Jobs: 0

**42. REGENCY MANOR SENIOR HOUSING. Approved February 26, 2005, Village of Monticello.**

Construction of affordable senior housing complex consisting of approximately 75 units on 12.8 acres of land. Total project cost: \$7,250,000.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$132,049  
2016 PILOT Due: \$16,271  
2016 PILOT Paid: \$16,271  
Jobs before IDA Involvement: 0  
Jobs to be Created: 3  
Current Number of Jobs: 2

**43. RHH Land, LLC. Approved 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

consisting of approximately 54.13 acres, located on Rock Hill Drive in Rock Hill. Total project cost approximately \$2,000,000.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$72,371

2016 PILOT Due: \$37,432

2016 PILOT Paid: \$37,432

Jobs before IDA Involvement: 0

Jobs to be Created: 6

Current Number of Jobs: 17

**44. RJ BAKER CORP / BEAVERKILL STUDIO INC. Approved December 14, 2015, Town of Liberty.**

Redevelopment/ renovation of two parcels of land for the continued renovation and equipping of 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.

2016 Abatements

Sales Tax: \$4,458

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$0

2016 PILOT Due: paid full taxes, PILOT starts in 2018.

2016 PILOT Paid: paid full taxes, PILOT starts in 2018.

Jobs before IDA Involvement: 1

Jobs to be Created: 3

Current Number of Jobs: 0

**45. ROCK MEADOW PARTNERS LLC. Approved June 30, 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.

2016 Abatements

Sales Tax: \$11,536

Mortgage Tax: \$0

Property Tax without IDA Involvement: Paid full taxes.

2016 PILOT Due: PILOT expected to start in 2017.

2016 PILOT Paid: PILOT expected to start in 2017.

Jobs before IDA involvement: 0

Jobs to be Created: 4

Current Number of Jobs: 0

**46. ROLLING V BUS / DIMIFINI GROUP. Approved June 13, 2006, Town of Fallsburg.** Construction of an approximately 2,025 square foot expansion to 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, the parcel was on the tax-exempt roll.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$27,389  
2016 PILOT Due: \$24,156  
2016 PILOT Paid: \$24,156  
Jobs before IDA Involvement: 68  
Jobs to be Created: 4  
Current Number of Jobs: 295

- 47. SPT IVEY 61 EMERALD MOB LLC. Approved November 28, 2016, 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. **Original project was approved with CRYSTAL RUN HEALTHCARE, LLP, June 23, 2003. Transfer of project to GA HC REIT II 61 Emerald NY MOB, LLC approved September 12, 2013, with Crystal Run Healthcare LLP as tenant. Transfer to SPT Ivey 61 Emerald MOB LLC approved on November 28, 2016.**

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$332,185  
Property Tax without IDA Involvement: \$555,340  
2016 PILOT Due: \$555,340  
2016 PILOT Paid: \$555,340  
Jobs before IDA Involvement: 0  
Jobs to be Created: 200  
Current Number of Jobs: 261

- 48. SULLIVAN COUNTY COMMUNITY COLLEGE DORMITORY CORP. Approved June 8, 2002, Town of Fallsburg.** Development of a dormitory facility and related improvements and issuance of civic facility revenue bonds. (The bonds were subsequently transferred to the Sullivan County Funding Corporation.) **On December 6, 2010, the Agency approved the acquisition of leasehold interest in the property improved, and the mortgage of the Agency's interest in the project site. On December 14, 2010 the Agency approved a leasehold mortgage for the development of the Eco Green Community Housing Fund, LP. On June 24, 2014 the Agency approved leasehold mortgage to secure SCCCDC bonds, a loan from Sterling National Bank to SCCC, and to extend term of the lease to Agency and Leaseback to Company out to December 31, 2034. Not for refinancing of Eco Green.** As part of the SCCC Dormitory Corporation, the project property is tax exempt and there is no PILOT.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$0  
2016 PILOT Due: \$0  
2016 PILOT Paid: \$0  
Jobs to be Created: 9  
Current Number of Jobs: 6

- 49. SULLIVAN PROPERTY ACQUISITIONS I, LLC. Approved January 12, 2015, Village of Monticello, Town of Thompson.** 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.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$89,884  
2016 PILOT Due: \$20,659  
2016 PILOT Paid: \$20,659  
Jobs before IDA Involvement: 0  
Jobs to be Created: 250  
Current Number of Jobs: 0

**50. SUTPHEN EAST CORP. Approved February 8, 2000, Town of Bethel.** Expansion of an existing manufacturing business. Development of a facility for the repair and rehabilitation of fire engines and equipment. Total project cost approximately \$225,000. **This project was assigned from Sutphen East Corp. to Hudsut LLC and HVFG LLC on November 28, 2016 (see above).**

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$19,827  
2016 PILOT Due: \$13,647  
2016 PILOT Paid: \$13,647  
Jobs before IDA Involvement: 16  
Jobs to be Created: 8  
Current Number of Jobs: 43

**51. Theowins LLC/Catskill Brewery LLC/Global Natural Foods, Inc. Approved March 27, 2012, Town of Rockland.** Acquisition, constructing, and equipping of a new brewery and office facility of approximately 5,250 square feet on a parcel of land consisting of .61 acres to be located at 672 Old Route 17 in Livingston Manor.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$19,775  
2016 PILOT Due: \$12,248  
2016 PILOT Paid: \$12,248  
Jobs before IDA Involvement: 5  
Jobs to be Created: 4  
Current Number of Jobs: 8

**52. TURTLEHEAD ENTERPRISES LLC/ CATSKILL PHYSICAL MEDICINE LLC. Approved October 10, 2000, Town of Thompson.** Construction of a new medical facility located on 2.9 acres across from the Harris Post Office on County Road 75. Total project expense approximately \$1.0 million.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$21,633  
2016 PILOT Due: \$13,522  
2016 PILOT Paid: \$13,522  
Number of Jobs before IDA Involvement: 0



Jobs to be Created: 6  
Current Number of Jobs: 5

**53. VERIA LIFESTYLE INC. INFRASTRUCTURE PROJECT. Approved October, 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. Does not include new construction.

2016 Abatements  
Sales Tax: \$21,400  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$338,002  
2016 PILOT Due: \$265,143  
2016 PILOT Paid: \$265,143  
Jobs before IDA Involvement: 0  
Jobs to be Created: 0  
Current Number of Jobs: 11  
Construction Jobs: 100

**54. VERIA LIFESTYLE INC. WELLNESS CENTER. Approved September 18, 2015, Town of Thompson.**  
Development of 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. Total project cost approximately \$70,000,000.

2016 Abatements  
Sales Tax: \$886,317  
Mortgage Tax: \$450,000  
2016 PILOT Due: Wellness Center PILOT expected to start in 2017. PILOT was included in 2016 payment made by Veria Lifestyle Inc. (Infrastructure Project)—see above.  
2016 PILOT Paid: PILOT expected to start in 2017.  
Jobs before IDA Involvement: 0  
Jobs to be Created: 200  
Current Number of Jobs: 10.5  
Current Number of Construction Jobs: 100

**55. VILLA ROMA RESORT & CONFERENCE CENTER. Approved December 19, 2006, Town of Delaware.**  
Reconstruction of the fire damaged main building of the resort complex. Total project cost approximately \$7,000,000.

2016 Abatements  
Sales Tax: \$0  
Mortgage Tax: \$0  
Property Tax without IDA Involvement: \$393,553  
2016 PILOT Due: \$360,340  
2016 PILOT Paid: \$360,340  
Jobs before IDA Involvement: 0  
Jobs to be Created: 200  
Current Number of Jobs: 288

**56. WEST DELAWARE HYDRO ASSOCIATES, LP. Approved June 11, 2013, Town of Neversink.** Ten year PILOT extension for a project that was originally started in 1987. The project initially entailed construction worth \$9,600,000 for a hydroelectric plant in the West Delaware Tunnel of the New York City water supply system. Originally the Agency received rent based upon a schedule of payments resulting from electric generated in the prior year. **Project was extended for 5 years in 2007 in its existing form. Project was extended June 11, 2013 in a PILOT form for another 10 years.**

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$730,255

2016 PILOT Due: \$160,000

2016 PILOT Paid: \$160,000

Jobs before IDA Involvement: 0

Jobs to be Created: 2

Current Number of Jobs: 1

**57. WOODRIDGE FAMILY RESTAURANT. Approved April 12, 2005, Village of Woodridge.** Reconstruction of a Main Street restaurant that was destroyed by fire in 2004. Total project cost: \$315,000.

2016 Abatements

Sales Tax: \$0

Mortgage Tax: \$0

Property Tax without IDA Involvement: \$12,034

2016 PILOT Due: \$5,770

2016 PILOT Paid: \$5,770

Jobs before IDA Involvement: 0

Jobs to be Created: 9

Current Number of Jobs: 1

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