

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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

NOTICE OF MEETING

TO: Ira Steingart, IDA Chairman
Suzanne Loughlin, IDA Vice Chair
Howard Siegel, IDA Treasurer & Chief Financial Officer
Edward Sykes, IDA Assistant Secretary & Chief Executive Officer
Scott Smith, IDA Assistant Treasurer
Paul Guenther, IDA Member
Joseph Perrello, IDA Member
Carol Roig, IDA Member
Chairman and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
Walter Garigliano, Esq., IDA Counsel
FROM: Jennifer Flad, Executive Director
DATE: June 2, 2020

PLEASE TAKE NOTICE that there will be a Regular Meeting of the County of Sullivan Industrial Development Agency scheduled as follows:

DATE: June 8, 2020-- Monday
TIME: 11:00 AM
LOCATION: Via Conference Call

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, this meeting will be held via conference call instead of a public meeting open for the public to attend in person.

Members of the public may attend the meeting by dialing 929-205-6099 and entering Meeting ID 914-4893-5449.

SEE REVERSE FOR AGENDA

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AMENDED MEETING AGENDA

Monday, June 8, 2020

Via Conference Call: Dial 929-205-6099, Meeting ID 914-4893-5449

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

May 11, 2020 Regular Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT

VI. NEW BUSINESS

Resolution: Authorizing the Agency to Provide Funding to the Partnership for Economic Development in Sullivan County, Inc. for the Second Quarter of 2020

Resolution: Extending the Sales Tax Abatement Period for the Doetsch Family I LLC and Doetsch Family II LLC Project From July 1, 2020 Through and Including December 31, 2020

Resolution: Extending the Sales Tax Abatement Period for the Rock Meadow Partners LLC, Great Pine LLC, Indian Fields LLC, and NARO Building LLC Project From July 1, 2020 Through and Including December 31, 2020

Resolution: Extending the Sales Tax Abatement Period for the Forestburgh Hospitality LLC and Forestburgh Property LLC Project From July 1, 2020 Through and Including December 31, 2020

Resolution: Extending the Sales Tax Abatement Period for the Montreign Operating Company, LLC Project From July 1, 2020 Through and Including December 31, 2020

Resolution: Extending the Sales Tax Abatement Period for the Veria Lifestyle, Inc. Project From July 1, 2020 Through and Including December 31, 2020

Resolution: Authorizing the Execution and Delivery of a First Amendment to Payment in Lieu of Tax Agreement Relating to the RJ Baker Corp. and Beaverkill Studio, Inc. Project

Discussion: Board Self-Evaluation (in Closed Session if Desired)

Discussion and Approval: FY 2019 Reports to the New York State Authorities Budget Office
Any and All Other Business Before the Board

VII. ADJOURN

##

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MEETING MINUTES

Monday, May 11, 2020

I. CALL TO ORDER

Chairman Steingart called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:06 AM via teleconference.

II. ROLL CALL

Members Present-

Ira Steingart
Suzanne Loughlin
Howard Siegel
Edward Sykes
Carol Roig
Scott Smith

Members Absent-

Joseph Perrello (Entered at approximately 11:07AM)
Paul Guenther (Entered at approximately 11:15AM)

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Deborah Nola

Staff Absent-

Others Present-

Walter Garigliano, Agency Counsel
Patricio Robayo, *Sullivan County Democrat*

Mr. Perrello entered the meeting at approximately 11:07AM.

III. APPROVAL OF MEETING MINUTES

On motion by Mr. Siegel and seconded by Ms. Roig, the Board voted and the minutes of the April 13, 2020 Meeting minutes were unanimously approved.

IV. BILLS AND COMMUNICATIONS

On a motion by Ms. Loughlin and seconded by Mr. Sykes the schedule of payments was unanimously approved.

V. STAFF REPORT

There were no questions on the staff report

VI. NEW BUSINESS

On a motion made by Mr. Siegel and seconded by Mr. Sykes, the Board voted and unanimously adopted a resolution to extend the sales tax abatement period for the **Doetsch Family III LLC** project from June 1, 2020 through and including November 30, 2020.

Mr. Siegel made a motion, which was seconded by Ms. Roig, to discuss a request from the **Doetsch Family III LLC** project to reduce the project employment goal from 1.5 employees to zero employees. Attorney Garigliano explained that the project plans to indirectly hire staff through a management company. Mr. Sykes noted that the project has not yet provided details on which management company will service the project.

Mr. Guenther entered the meeting at approximately 11:15AM.

Mr. Perrello expressed that he is not in favor of **Doetsch Family III** employment goal reduction. Attorney Garigliano stated that the impact on employment remains the same, however the employment is indirect. Mr. Siegel added that this reduction is a one-time situation and not a policy for future projects. Chairman Steingart called the motion to question and the motion passed with the Board voting as follows:

Ira Steingart	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Suzanne Loughlin	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

On a motion made by Mr. Siegel and seconded by Ms. Roig, the Board voted and unanimously approved a resolution authorizing the termination of the **Chapin Hospitality Group LLC** model lodge project. Attorney Garigliano added that there has been no construction activity and this resolution documents the termination of the Agency's interest in the project.

VII. PUBLIC COMMENT

There was none.

VIII. ADJOURN

On a motion made by Ms. Loughlin and seconded by Ms. Roig, the Board voted and the meeting was adjourned at approximately 11:25AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

##

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway, Monticello, NY 12701

845-428-7575

REVISED SCHEDULE OF PAYMENTS AS OF JUNE 5, 2020

Vendor	Description	Amount
AT&T Mobility	Cell Phone Service 5/20/20-6/20/20	\$ 91.36
Cardmember Service	Adobe Acrobat Subscription; Zoom Subscription; Stamps.com Service and Postage; Microsoft Software Purchase; AT&T Cell Phone Service 4/21/20 - 5/20/20 (approved by Board 5/11/20); Seminary Hill RBDG Forklift Deposit Payment (to be reimbursed by USDA)	\$ 5,144.12
Jennifer Flad	Q2 2020 Health Insurance Reimbursement	\$ 2,987.30
Garigiano Law Offices	Retainer June 2020	\$ 250.00
Garigiano Law Offices	Sales Tax Extension Legal Fees: Doetsch Family I LLC & Doetsch Family II LLC; Rock Meadow; Montreign; Veria Lifestyle; Forestburgh Hospitality	\$ 1,250.00
Harris Beach PLLC	Legal Services January through April 2020	\$ 2,787.20
New Southern Tier Title Agency LLC	July 2020 Office Rent	\$ 2,700.00
Deborah Nola	Q2 2020 Expense Reimbursement	\$ 93.91
IM&H Realty	Q2 2020 Health Insurance Reimbursement (D. Nola)	\$ 3,046.16
Prospero Equipment Corporation	Seminary Hill Rural Business Development Grant Equipment Purchase (approved by Board Resolution #07-18, 3/12/18) (pass-through)	\$ 35,396.50
Time Warner Cable	Service 6/1/20-6/30/20	\$ 219.95
USDA Rural Development	RMAP Loan Repayment - May 2020	\$ 2,370.41
Wilson Elser Moskowitz Edelman & Dicker LLP	Legal Services April 2020 re: Catskill Distilling Company Chapter 11	\$ 2,480.00
TOTAL		\$ 58,816.91

I certify that the payments listed above were audited by the Board of the IDA on June 8, 2020 and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants in the amount opposite its name.

	<u>6/8/2020</u>
Signature	Date

Expenses Approved and Paid Since Last Regular Meeting (5/11/20)

Vendor	Description	Amount
Brewmation, Inc.	50% Balance on Chiller re: Seminary Hill FY 2018 Rural Business	\$ 22,507.58
TOTAL		\$ 22,507.58

Other Expenses and Items Paid Since Last Regular Meeting (5/11/20)—no approval required

Vendor	Description	Amount
Payroll Expenses	Payroll Check Dates: 5/22/20, 6/5/20	\$ 18,099.78
TOTAL		\$ 18,099.78

PILOT Payments Distributed Since Last Regular Meeting (5/11/20)

Payee	Description	Amount
none		
TOTAL		\$ -

ACTIVITY REPORT – MAY 2020
COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY, SULLIVAN COUNTY
FUNDING CORPORATION, THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL
DEVELOPMENT CORPORATION

June 1, 2020

At its regular Board meeting on May 11, conducted via teleconference, the County of Sullivan Industrial Development Agency (IDA) approved an extension of the sales tax exemption period for the Doetsch Family III LLC project, for the development of short-term rental accommodations in the Town of Delaware. The Board also discussed and approved an adjustment in the estimated full-time employment goal for this project, to reflect the possibility that on-site operations at the facility will be conducted by a management company and not directly by employees of Doetsch Family III LLC. Finally, the IDA Board approved a resolution authorizing the termination of the Chapin Hospitality Group LLC project, for the development of a model lodge in the Town of Bethel. The project has not moved forward with construction activity since the extended termination date of November 30, 2019, so it will be terminated and may re-apply for IDA benefits if and when project developers are ready to proceed.

The Board of the Sullivan County Funding Corporation (SCFC) also met on May 11 and approved a resolution authorizing the execution and delivery of documents modifying the 2011 and 2017 SCFC bonds related to the Center for Discovery, Inc. (TCFD). As a result of the COVID-19 pandemic, the SCFC Board authorized deferment of the principal payment on the bonds, and such other modifications to which SCFC, TCFD, and the bond holder agree.

During April the Boards of the SCFC and TSCILDC (The Sullivan County Infrastructure Local Development Corporation) approved these agencies' FY 2019 Public Authorities Reporting Information System (PARIS) reports to the New York State Authorities Budget Office (ABO), and in May staff submitted the SCFC and TSCILDC PARIS reports. We have finalized the IDA PARIS reports and will present them to the Board at the June 8 IDA meeting. Following Board review and approval, staff will submit the IDA PARIS reports to the ABO.

Staff continues to administer one Rural Business Development Grant (RBDG) from the US Department of Agriculture. This RBDG is being used to purchase equipment which will be leased to Seminary Hill Ciders in the Town of Delaware. Equipment procurement is nearly complete and we anticipate the grant will be closed out by June 30. During May staff requested and received USDA reimbursement related to two recently closed out RBDGs, in the total amount of \$447,401.

IDA staff continues to work remotely due to the COVID-19 pandemic. We continue to administer all aspects of IDA, SCFC, and TSCILDC business, and we are working with local businesses to help them avail themselves of local, state, and federal assistance related to COVID-19. We also participate in weekly discussions with County agencies and economic development partners to plan and prepare for the continued re-opening of the Mid-Hudson Region.

The NYS Authorities Budget Office continues its review of economic development in Sullivan County, and staff is making every effort to provide documents and information as requested.

##

548 Broadway
Monticello, NY 12701
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Memo

Date: June 2, 2020

From: Jennifer Flad

To: CSIDA Board, Staff, and Counsel

Re: NYS Disaster Emergency Loan Program

The New York State Senate and Assembly have passed a bill to establish a state disaster emergency loan program that relates specifically to industrial development agencies. The bill has two parts: first, it provides for grants and in-kind donations from IDAs to small business or not-for-profits for the purpose of purchasing personal protective equipment (PPE) and other fixtures needed to help prevent the spread of COVID-19. The maximum grant amount is \$10,000. Second, it establishes the State Disaster Emergency Loan Program to allow IDAs to make loans to small businesses and not-for-profit organizations to help ensure their short-term viability during the COVID-19 crisis. The maximum loan amount is \$25,000.

The bill sets forth the application requirements for the State Disaster Emergency Loan Program and requires any IDA wishing to administer such a program to develop, and adopt by resolution, the terms and conditions of these loans. Under this bill, IDAs shall not require loan repayment during the grace period (the sixty-day period following the end of the New York State disaster emergency), and shall not charge interest on the loan principal amount. All loans must be repaid within one year after the end of the grace period. The bill also sets forth recordkeeping and reporting requirements for IDAs.

Note the loans and grants must be made from IDAs' existing available revenue. It does not make available any State funds. Note also the bill has not yet been delivered to Governor Cuomo for signature.

The text of the bill is available [here](#), and the bill's history and status are available [here](#). I will monitor and keep you informed of the bill's progress. In the meantime, please contact me with any questions.

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened via teleconference on June 8, 2020, at 11:00 a.m.

The meeting was called to order by Chairman Ira Steingart, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Ira Steingart	[]	[]
Suzanne Loughlin	[]	[]
Edward T. Sykes	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Joseph Perrello	[]	[]
Carol Roig	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Julio Garaicoechea, Project Manager
Walter F. Garigliano, Agency General Counsel

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

Resolution No. ____ - 20

RESOLUTION AUTHORIZING THE AGENCY TO PROVIDE FUNDING TO THE PARTNERSHIP FOR ECONOMIC DEVELOPMENT IN SULLIVAN COUNTY, INC. FOR THE SECOND QUARTER OF 2020

WHEREAS, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended, pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, since 1995, the Agency has provided payments for services to the Partnership for Economic Development in Sullivan County, Inc. ("Partnership"); and

WHEREAS, the Agency contemplates providing a payment for services to the Partnership for the second quarter of 2020 in the amount of EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$18,750.00) Dollars.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency is hereby authorized to make provision for the funding to the Partnership for the second calendar quarter of 2020 in the amount of EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$18,750.00) Dollars.

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments, documents, and to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or in the opinion of the officer, employee or agent acting on behalf of the Agency desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all the terms, covenants and provisions of the documents for and on behalf of the Agency.

Section 3. These resolutions shall take effect immediately.

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

Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Suzanne Loughlin	[] Yes	[] No	[] Absent	[] Abstain
Edward T. Sykes	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :
:ss.:
COUNTY OF SULLIVAN :

I, the undersigned Secretary (Assistant) of the County of Sullivan Industrial Development Agency, DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency ("Agency") with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened via teleconference on May 11, 2020 at 11:00 a.m. at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Ira Steingart	[]	[]
Suzanne Loughlin	[]	[]
Edward T. Sykes	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Joseph Perrello	[]	[]
Carol Roig	[]	[]

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

Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Suzanne Loughlin	[] Yes	[] No	[] Absent	[] Abstain
Edward T. Sykes	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain

and therefore, the resolution was declared duly adopted.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 8th day of June, 2020.

Secretary

Julio Garaicoechea

From: Julio Garaicoechea
Sent: Thursday, May 21, 2020 11:10 AM
To: Julio Garaicoechea
Subject: FW: CSIDA w/ Doetsch Family II

From: Doetsch, Douglas A. <DDoetsch@mayerbrown.com>
Sent: Tuesday, May 19, 2020 3:11 PM
To: Julio Garaicoechea <juliog@sullivanida.com>
Cc: Matthew L Repp <Matt@baxterbuilt.com>; Sandra Baisley <Sandra@baxterbuilt.com>
Subject: Re: CSIDA w/ Doetsch Family II

Julio,
I do intend to apply for a six month extension. Work remaining: exterior and interior finishes, roofing, plumbing and fixtures, flooring, lighting.
Can you please send me an invoice for the Q1 payment and the form of report due for Q1?
Matt,
I believe what Julio needs is the sales tax abatement form for Q1? Can you prepare that?
Thanks
Doug

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened via teleconference on June 8, 2020, at 11:00 a.m.

The meeting was called to order by Chairman Ira Steingart, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Ira Steingart	[]	[]
Suzanne Loughlin	[]	[]
Edward T. Sykes	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Joseph Perrello	[]	[]
Carol Roig	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Julio Garaicoechea, Project Manager
Walter F. Garigliano, Agency General Counsel

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

Resolution No. ____ - 20

RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE DOETSCH FAMILY I LLC ("DOETSCH FAMILY I") AND DOETSCH FAMILY II LLC ("DOETSCH FAMILY II" TOGETHER WITH DOETSCH FAMILY I COLLECTIVELY, THE "COMPANY") PROJECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER 31, 2020

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York ("State"), as amended, and Chapter 560 of the Laws of 1970 of the State, as amended and codified as Section 960 of the General Municipal Law (collectively, the "Act"), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

WHEREAS, on or about February 16, 2018, the Company presented an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) construction, installation and equipping of (a) an approximately 8,200 ± square foot building intended to be used as a cider production facility and tasting room ("Building"); and (b) construction and equipping of a 1,500-1,800 square foot storage area for kegs, barrels, apples, etc. ("Storage Cave") situate on one (1) parcel of real estate consisting of approximately 59.59 ± acres located at 51 Wagner Lane, Town of Delaware ("Town"), Callicoon,

County of Sullivan (“County”), State and identified on the Town tax map as Section 12, Block 1, Lot 13.5 (“Land”); (ii) construction and equipping of the Building and Storage Cave; (iii) construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iv) construction of improvements to the Building, the Storage Cave, the Land and the Equipment (collectively, the Building, the Storage Cave the Land and the Equipment are referred to as the “Facility” or the “Project”); and (v) lease of the Facility from the Agency to the Company; and

WHEREAS, on or about August 1, 2018, the Agency and the Company entered into an Agent and Project Agreement pursuant to which the Agency designated the Company as agent of the Agency; and

WHEREAS, contemporaneously with the execution of the Agent and Project Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter, which letter will expire; and

WHEREAS, on or about May 21, 2020, the Company requested that the sales tax abatement period be extended for another six (6) months to continue the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended through and including December 31, 2020.

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

Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolution was thereupon duly adopted.

June 8, 2020

To Whom It May Concern:

Re: New York State Sales and Use Tax Exemption
County of Sullivan Industrial Development Agency and Doetsch Family I LLC
("Doetsch Family I") and Doetsch Family II LLC ("Doetsch Family II" together
with Doetsch Family I collectively, the "Company")- Project

Pursuant to TSB-M-87(7) issued by the New York State Department of Taxation and Finance on April 1, 1987, you have requested a letter from the County of Sullivan Industrial Development Agency ("Agency") containing the information required by said policy statement regarding the sales tax exemption with respect to the purchase, lease or rental of building materials, furniture, fixtures, equipment and supplies to be used in connection with the construction of the following described Project by the Company:

(i) construction, installation and equipping of (a) an approximately 8,200 ± square foot building intended to be used as a cider production facility and tasting room ("Building"); and (b) construction and equipping of a 1,500-1,800 square foot storage area for kegs, barrels, apples, etc. ("Storage Cave") situate on one (1) parcel of real estate consisting of approximately 59.59 ± acres located at 51 Wagner Lane, Town of Delaware ("Town"), Callicoon, County of Sullivan ("County"), State and identified on the Town tax map as Section 12, Block 1, Lot 13.5 ("Land"); (ii) construction and equipping of the Building and Storage Cave; (iii) construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iv) construction of improvements to the Building, the Storage Cave, the Land and the Equipment (collectively, the Building, the Storage Cave the Land and the Equipment are referred to as the "Facility" or the "Project"); and (v) lease of the Facility from the Agency to the Company; and

On April 9, 2018, the Agency, a corporate governmental Agency constituting a body corporate and politic and a public benefit corporation and a governmental agency of the State of New York adopted a resolution whereby the Agency appointed the Company as its agent to construct the Project.

* This Sales Tax Exemption Letter shall not be used to abate sales tax on purchases of motor vehicles.

This is to certify that purchases, leases or rentals by the Agency, through its agent, the Company, of materials to be incorporated into the Project and purchases, leases or rentals of supplies, tools, equipment, or services necessary to construct, install and equip such Project are exempt from any sales or use tax imposed by the State of New York and any governmental instrumentality located within the State of New York.

It is further certified that since the Agency is a public benefit corporation, neither it, nor the Company as its agent, is required to furnish an "Exempt Organization Certificate" in order to secure exemption from sales or use tax for such items.

A copy of this letter retained by any vendor or seller to the Company as agent for the Agency, may be accepted by such vendor or seller as a "statement and additional documentary evidence of such exemption" as provided by New York Tax Law 1132(c)(2), thereby relieving such vendor or seller from the obligation to collect sales or use tax upon purchases or rentals of such materials, supplies, tools, equipment, or services by the Agency through its agent, the Company.

THIS LETTER SHALL BE IN EFFECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER 31, 2020.

In the event you have any questions with respect to the above, please do not hesitate to contact me.

COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY

By: Edward T. Sykes, Chief Executive Officer



May 25, 2020

Edward Sykes
Chief Executive Officer
County of Sullivan Industrial Development Agency
One Cablevision Center
Ferndale, NY 12734

RE: Rock Meadow Partners LLC
Great Pine LLC
Indian Fields LLC
NARO Building LLC
Project # 48011503C

Dear CEO Sykes:

This letter constitutes a formal request for extension of the sales tax exemption for the above-named project for the second half of calendar year 2020. Our current sales tax exemption expires on June 30, 2020.

In the second half of 2020, we expect to complete the renovation of a new retail space on the ground floor (started but put on hold during COVID-19) and to start and complete the renovation of two office spaces on the second floor for one office tenant. If matters go well, we will then start the renovation of one large room on the second floor into 3 or 4 smaller offices (for which we have 2 tenants waiting).

We have put the catering kitchen on hold, likely until 2021, while the COVID-19 situation plays out.

Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink that reads 'Kathleen M. Weiden'.

Kathleen M. Weiden
Managing Member, Rock Meadow Partners LLC

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened via teleconference on June 8, 2020, at 11:00 a.m.

The meeting was called to order by Chairman Ira Steingart, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Ira Steingart	[]	[]
Suzanne Loughlin	[]	[]
Edward T. Sykes	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Joseph Perrello	[]	[]
Carol Roig	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Julio Garaicoechea, Project Manager
Walter F. Garigliano, Agency General Counsel

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

Resolution No. ____ - 20

RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE ROCK MEADOW PARTNERS, LLC ("RMP"), GREAT PINE, LLC ("GP"), NARO BUILDING, LLC ("NB") AND INDIAN FIELDS, LLC ("IF" TOGETHER WITH RMP, GP AND NB ARE COLLECTIVELY REFERRED TO AS "COMPANY") PROJECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER 31, 2020

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York ("State"), as amended, and Chapter 560 of the Laws of 1970 of the State, as amended and codified as Section 960 of the General Municipal Law (collectively, the "Act"), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

WHEREAS, on or about July 1, 2015, the Agency closed a sale/leaseback transaction with the Company consisting of:

(i) the acquisition, construction, renovation, installation and equipping of existing buildings (collectively, the “Initial Phase”) situate on two (2) parcels of real estate consisting of approximately 2.78 acres located at 23 Erie Avenue and 7 Erie Avenue, Town of Tusten (“Town”), County of Sullivan (“County”), State and identified on the Town’s tax map as Section 10, Block 3 and Lots 19 and 1 (“Initial Phase Land”); (ii) the construction and equipping of the Initial Phase; (iii) the acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Initial Phase Equipment”); (iv) the construction of improvements to the Initial Phase, the Initial Phase Land and the Initial Phase Equipment (collectively, the Initial Phase, the Initial Phase Land and the Initial Phase Equipment are referred to as the “Initial Phase Project”); and (v) leasing of the Initial Phase Project from the Agency to the Company; and

(i) the acquisition and future development of four (4) parcels of real estate consisting of approximately 16.03 acres located along Kirk Road, 6483 Route 97, West of Route 97 and North of Route 24 in the Town, County, State and identified on the Town Tax map as Section 10, Block 2, Lots 5.1, 17, 18 and 11 (“Future Phase Land” and together with Initial Phase Land collectively, the “Land”); (ii) the demolition of structures on the Future Phase Land; (iii) the construction, reconstruction, renovation and/or repair of sewer, water, storm sewer, utilities, roads and other infrastructure to ready the Future Phase Land for development (“Infrastructure Improvements”); (iv) the acquisition and installation in and around the Infrastructure Improvements of certain items of equipment and other tangible personal property (collectively, the Future Phase Land and future development of the Future Phase Land are referred to as the “Future Phases” and together with the Initial Phase, the “Project”).

WHEREAS, on or about July 1, 2015, the Agency and the Company entered into an Agent Agreement pursuant to which the Agency designated the Company as the Master Developer of the Project for a period of five (5) years; and

WHEREAS, contemporaneously with the execution of the Agent Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter, which letter will expire; and

WHEREAS, on or about May 25, 2020, the Company requested that the sales tax abatement period be extended to continue the construction of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended through and including December 31, 2020.

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

Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolution was thereupon duly adopted.

June 8, 2020

To Whom It May Concern:

Re: New York State Sales and Use Tax Exemption
County of Sullivan Industrial Development Agency with Rock Meadow Partners, LLC ("Rock"), Great Pine, LLC ("Pine"), NARO Building, LLC ("Naro") and Indian Fields, LLC ("Indian Fields" and together with Rock, Pine and Naro, are collectively referred to as the, "Company") - Project

Pursuant to TSB-M-87(7) issued by the New York State Department of Taxation and Finance on April 1, 1987, you have requested a letter from the County of Sullivan Industrial Development Agency ("Agency") containing the information required by said policy statement regarding the sales tax exemption with respect to the purchase, lease or rental of building materials, furniture, fixtures, equipment and supplies to be used in connection with the acquisition, construction, renovation, demolition, installation and equipping of the following described project by the Company:

(i) the acquisition, construction, renovation, installation and equipping of existing buildings (collectively, the "Initial Phase") situate on two (2) parcels of real estate consisting of approximately 2.78 acres located at 23 Erie Avenue and 7 Erie Avenue, Town of Tusten ("Town"), County of Sullivan ("County"), State and identified on the Town's tax map as Section 10, Block 3 and Lots 19 and 1 ("Initial Phase Land"); (ii) the construction and equipping of the Initial Phase; (iii) the acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Initial Phase Equipment"); (iv) the construction of improvements to the Initial Phase, the Initial Phase Land and the Initial Phase Equipment (collectively, the Initial Phase, the Initial Phase Land and the Initial Phase Equipment are referred to as the "Initial Phase Project"); and (v) leasing of the Initial Phase Project from the Agency to the Company; and

(i) the acquisition and future development of four (4) parcels of real estate consisting of approximately 16.03 acres located along Kirk Road, 6483 Route 97, West of Route 97 and North of Route 24 in the Town, County, State and identified on the Town Tax map as Section 10, Block 2, Lots 5.1, 17, 18 and 11 ("Future Phase Land" and together with Initial Phase Land collectively, the "Land"); (ii) the demolition of structures on the Future Phase Land; (iii) the construction,

* This Sales Tax Exemption Letter shall not be used to abate sales tax on purchases of motor vehicles.

reconstruction, renovation and/or repair of sewer, water, storm sewer, utilities, roads and other infrastructure to ready the Future Phase Land for development (“Infrastructure Improvements”); (iv) the acquisition and installation in and around the Infrastructure Improvements of certain items of equipment and other tangible personal property (collectively, the Future Phase Land and future development of the Future Phase Land are referred to as the “Future Phases” and together with the Initial Phase, the “Project”).

On June 8, 2015 and June 30, 2015, the Agency, a corporate governmental Agency constituting a body corporate and politic and a public benefit corporation and a governmental agency of the State of New York adopted a resolution whereby the Agency appointed the Company as its agent to acquire, construct, renovate, demolish, install or equip the Project.

This is to certify that purchases, leases or rentals by the Agency, through its agent, the Company, of materials to be incorporated into the Facility and purchases, leases or rentals of supplies, tools, equipment, or services necessary to acquire, construct, reconstruct, renovate, rehabilitate and install or equip such Facility are exempt from any sales or use tax imposed by the State of New York and any governmental instrumentality located within the State of New York.

It is further certified that since the Agency is a public benefit corporation, neither it, nor the Company as its agent, is required to furnish an “Exempt Organization Certificate” in order to secure exemption from sales or use tax for such items.

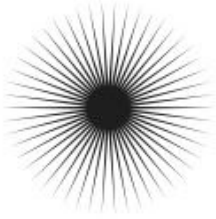
A copy of this letter retained by any vendor or seller to the Company as agent for the Agency, may be accepted by such vendor or seller as a “statement and additional documentary evidence of such exemption” as provided by New York Tax Law 1132(c)(2), thereby relieving such vendor or seller from the obligation to collect sales or use tax upon purchases or rentals of such materials, supplies, tools, equipment, or services by the Agency through its agent, the Company.

THIS LETTER SHALL BE IN EFFECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER 31, 2020.

In the event you have any questions with respect to the above, please do not hesitate to contact me.

County of Sullivan Industrial
Development Agency

By: Edward T. Sykes, Chief Executive Officer



ANOTHER SKY

May 21, 2020

Julio Garaicoechea
Project Manager
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701

Re: Forestburgh Hospitality (Another Sky)
CSIDA Sales Tax Abatement Letter Extension

Dear Mr. Garaicoechea:

I am writing to request an extension of the Sales Tax Abatement Letter for the above-referenced project. The current letter is set to expire on June 30, 2020.

We were looking forward to launching the business this June, but obviously the Coronavirus Pandemic has substantially altered those plans. We are exploring what we may be able to do later this season or, in the alternative, how we may be able to push forward with a spring 2021 launch.

We are hopeful that we will be able to resume construction and development shortly, but it will in any event continue beyond the current expiration date.

Thank you for considering this request, and please let me know if you need any further information in support.

Sincerely,

John C. Knapp

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened via teleconference on June 8, 2020, at 11:00 a.m.

The meeting was called to order by Chairman Ira Steingart, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Ira Steingart	[]	[]
Suzanne Loughlin	[]	[]
Edward T. Sykes	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Joseph Perrello	[]	[]
Carol Roig	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Julio Garaicoechea, Project Manager
Walter F. Garigliano, Agency General Counsel

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

Resolution No. ____ - 20

RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE FORESTBURGH PROPERTY LLC ("FORESTBURGH PROPERTY") AND FORESTBURGH HOSPITALITY LLC ("FORESTBURGH HOSPITALITY" TOGETHER WITH FORESTBURGH PROPERTY COLLECTIVELY, THE "COMPANY") PROJECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER 31, 2020

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York ("State"), as amended, and Chapter 560 of the Laws of 1970 of the State, as amended and codified as Section 960 of the General Municipal Law (collectively, the "Act"), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

WHEREAS, on or about December 6, 2018, the Company submitted an Application For Financial Assistance to the Agency consisting of the (i) acquisition, construction, installation and equipping of (a) an approximately 100 fully-assembled, canvas bell tents for overnight camping ("Tents"); (b) an approximately 650 square foot general store ("General Store"); (c) an approximately 1750 square foot bath house with showers, toilets and sinks ("Bath House"); and (d) an approximately

3800 square foot lodge for entertainment (“Building” together with the Tents, General Store, Bath House collectively, the “Campground”) situate on seven (7) parcels of real estate consisting of approximately 320 acres located at 80 Tannery Road, Town of Forestburgh (“Town”), County of Sullivan (“County”), State of New York and identified on the Town tax map as Section 24, Block 1, Lots 3; 26.3; 26.4; 26.5; 26.6; 26.7; and 26.8 (“Land”); (ii) construction and equipping of the Campground; (iii) the construction, reconstruction, renovation and/or repair of water and sewer infrastructure located on the Land; (iv) the construction, reconstruction, renovation and/or repair of roadway and drainage infrastructure located on the Land; (v) the construction, reconstruction, renovation and/or repair of lighting, electricity and connectivity infrastructures on the Land and the development of infrastructure (collectively, (iii), (iv) and (v) are referred to as the “Infrastructure Improvements”); (vi) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (vii) construction of improvements to the Campground, the Land, the Infrastructure Improvements and the Equipment (collectively, the Campground, the Land, the Infrastructure Improvements and the Equipment are referred to as the “Facility” or the “Project”); and (viii) lease of the Project from the Agency to the Company; and

WHEREAS, on or about December 17, 2018, the Agency and the Company entered into an Agent and Project Agreement pursuant to which the Agency designated the Company its agent (“Agent Agreement”); and

WHEREAS, contemporaneously with the execution of the Agent Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter, which letter will expire; and

WHEREAS, on May 21, 2020, the Company requested that the sales tax abatement period be extended to continue the construction of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended from July 1, 2020 through and including December 31, 2020.

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

Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolution was thereupon duly adopted.

June 8, 2020

To Whom It May Concern:

Re: New York State Sales and Use Tax Exemption
County of Sullivan Industrial Development Agency with Forestburgh Property
LLC and Forestburgh Hospitality LLC (collectively, the "Company") – Project

Pursuant to TSB-M-87(7) issued by the New York State Department of Taxation and Finance on April 1, 1987, you have requested a letter from the County of Sullivan Industrial Development Agency ("Agency") containing the information required by said policy statement regarding the sales tax exemption with respect to the purchase, lease or rental of building materials, furniture, fixtures, equipment and supplies to be used in connection with the acquisition, construction, installation and equipping of the following described Project by the Company:

(i) acquisition, construction, installation and equipping of (a) an approximately 100 fully-assembled, canvas bell tents for overnight camping ("Tents"); (b) an approximately 650 square foot general store ("General Store"); (c) an approximately 1750 square foot bath house with showers, toilets and sinks ("Bath House"); and (d) an approximately 3800 square foot lodge for entertainment ("Building" together with the Tents, General Store, Bath House collectively, the "Campground") situate on seven (7) parcels of real estate consisting of approximately 320 acres located at 80 Tannery Road, Town of Forestburgh ("Town"), County of Sullivan ("County"), State of New York and identified on the Town tax map as Section 24, Block 1, Lots 3; 26.3; 26.4; 26.5; 26.6; 26.7; and 26.8 ("Land"); (ii) construction and equipping of the Campground; (iii) the construction, reconstruction, renovation and/or repair of water and sewer infrastructure located on the Land; (iv) the construction, reconstruction, renovation and/or repair of roadway and drainage infrastructure located on the Land; (v) the construction, reconstruction, renovation and/or repair of lighting, electricity and connectivity infrastructures on the Land and the development of infrastructure (collectively, (iii), (iv) and (v) are referred to as the "Infrastructure Improvements"); (vi) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (vii) construction of improvements to the Campground, the Land, the Infrastructure Improvements and

* This Sales Tax Exemption Letter shall not be used to abate sales tax on purchases of motor vehicles.

the Equipment (collectively, the Campground, the Land, the Infrastructure Improvements and the Equipment are referred to as the "Facility" or the "Project"); and (viii) lease of the Project from the Agency to the Company.

On December 17, 2018, the Agency, a corporate governmental Agency constituting a body corporate and politic and a public benefit corporation and a governmental agency of the State of New York adopted a resolution whereby the Agency appointed the Company as its agent to construct the Project.

This is to certify that purchases, leases or rentals by the Agency, through its agent, the Company, of materials to be incorporated into the Project and purchases, leases or rentals of supplies, tools, equipment, or services necessary to acquire, construct, install and equip such Project are exempt from any sales or use tax imposed by the State of New York and any governmental instrumentality located within the State of New York.

It is further certified that since the Agency is a public benefit corporation, neither it, nor the Company as its agent, is required to furnish an "Exempt Organization Certificate" in order to secure exemption from sales or use tax for such items.

A copy of this letter retained by any vendor or seller to the Company as agent for the Agency, may be accepted by such vendor or seller as a "statement and additional documentary evidence of such exemption" as provided by New York Tax Law 1132(c)(2), thereby relieving such vendor or seller from the obligation to collect sales or use tax upon purchases or rentals of such materials, supplies, tools, equipment, or services by the Agency through its agent, the Company.

THIS LETTER SHALL BE IN EFFECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER 31, 2020.

In the event you have any questions with respect to the above, please do not hesitate to contact me.

COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY

By: Edward T. Sykes, Chief Executive Officer

BROWN DUKE & FOGEL, P.C.

ATTORNEYS AND COUNSELORS AT LAW
WWW.BDFLEGAL.COM

George C. D. Duke, Esq., P.G.
Brown Duke & Fogel, P.C.
449 Broadway
Monticello, NY 12701
Tel: 845-707-4030
Fax: 845-468-7066
gduke@bdflegal.com

May 21, 2020

Ira Steingart, Chairman and Member of the Board of Directors
Julio Garaicoechea, Project Manager
Walter Garigliano, Esq., Agency Counsel
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701

RE: Montreign Operating Company, LLC – New York State Sales and Use Tax Exemption

Dear Chairman Steingart, Mr. Garaicoechea, Mr. Garigliano and Members of the Board of Directors:

We hope you and all your families are well. As you know, we represent Montreign Operating Company, LLC (“MOC” or, the “Company”), in connection with its application and subsequent agreements for financial assistance from the County of Sullivan Industrial Development Agency (the “Agency”) to undertake the Resorts World Catskills (f/k/a Montreign Resort Casino) Development Project (the “Project”). To assist and enable the continued activities at the Project the Agency adopted a resolution extending the sales tax abatement period for the Company through and including June 30, 2020 and issued a sales tax abatement letter memorializing same. In light of the truly unprecedented circumstances related to the shutdown due to the COVID-19 disaster emergency, the Company requests additional time to complete the Project-related activities.

According to Paragraph 1 of the Amended and Restated Agent Agreement (dated September 18, 2015) (the “ARAA”), subsequent sales tax abatement letters may be issued to the Company, at the Agency’s discretion, so long as the Company is in compliance with all of the terms of the ARAA. It is our understanding that the Company is currently in compliance with the ARAA and has been working diligently to ensure continued compliance with the ARAA.

SYRACUSE

MONTICELLO

NEW YORK CITY

In light of the above, we respectfully request that the Agency issue a new Sales Tax Abatement Letter confirming the New York State Sales and Use Tax Exemption for the Project to be valid through and including December 31, 2020 or such other time as the Agency sees fit. We thank you in advance for your attention to this matter and we wish everyone well during this difficult time.

Very truly yours,

BROWN DUKE & FOGEL, P.C.



George Duke

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened via teleconference on June 8, 2020, at 11:00 a.m.

The meeting was called to order by Chairman Ira Steingart, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Ira Steingart	[]	[]
Suzanne Loughlin	[]	[]
Edward T. Sykes	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Joseph Perrello	[]	[]
Carol Roig	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Julio Garaicoechea, Project Manager
Walter F. Garigliano, Agency General Counsel

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

Resolution No. ____ - 20

***RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR
THE MONTREIGN OPERATING COMPANY, LLC ("COMPANY")
PROJECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER
31, 2020***

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York ("State"), as amended, and Chapter 560 of the Laws of 1970 of the State, as amended and codified as Section 960 of the General Municipal Law (collectively, the "Act"), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

WHEREAS, on or about September 5, 2014, the Agency closed a lease/leaseback transaction with the Company consisting of: (i) the acquisition by the Agency of a leasehold interest or other interest in certain property located at Joyland Road and Thompsonville Road in the Town of Thompson ("Town"), County of Sullivan ("County"), State and being more

particularly identified as all or part of tax map numbers 23-1-52.1 and 23-1-48.1 (f/k/a 23-1-11.3, 23-1-48, 23-1-52 (portion), 23-1-53 (portion), 23-1-54.1, 23-1-54.2 (portion), 23-1-54.3 (portion)) and containing in the aggregate approximately 186 acres (“Land”), (ii) the construction and equipping on the Land a “Casino Resort”, which will consist of, among other things, a casino, hotel, banquet event center, restaurants, support buildings and structured and surface parking and related facilities and amenities (collectively, the “Improvements”), and (iii) the acquisition in and around the Land and the Improvements of certain items of equipment and other tangible personal property (“Equipment,” and collectively with the Land and the Improvements, the “Facility” or “Project); and

WHEREAS, on or about September 5, 2014, the Company and the Agency entered into an Agent Agreement which was amended and restated by that certain Amended and Restated Agent Agreement, dated September 18, 2015; and

WHEREAS, contemporaneously with the execution of the Amended and Restated Agent Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter, which letter will expire; and

WHEREAS, by letter from Brown Duke & Fogel, P.C., dated May 21, 2020, the Company requested that the sales tax abatement period be extended for another six (6) months to continue the construction of the Improvements.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended through and including December 31, 2020.

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

Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Suzanne Loughlin	[] Yes	[] No	[] Absent	[] Abstain
Edward T. Sykes	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain

The resolution was thereupon duly adopted.

June 8, 2020

To Whom It May Concern:

Re: New York State Sales and Use Tax Exemption
County of Sullivan Industrial Development Agency w/
Montreign Operating Company, LLC ("Company")

Pursuant to TSB-M-87(7) issued by the New York State Department of Taxation and Finance on April 1, 1987, you have requested a letter from the County of Sullivan Industrial Development Agency ("Agency") containing the information required by said policy statement regarding the sales tax exemption with respect to the purchase, lease or rentals of building materials, furniture, fixtures, equipment and supplies to be used in connection with the acquisition, construction and equipping of the following described project by the Company:

(i) the acquisition by the Agency of a leasehold interest or other interest in certain property located at Joyland Road and Thompsonville Road in the Town of Thompson ("Town"), County of Sullivan ("County"), New York State and being more particularly identified as all or part of tax map numbers 23-1-11.3, 23-1-48, 23-1-52 (portion), 23-1-53 (portion), 23-1-54.1, 23-1-54.2 (portion), 23-1-54.3 (portion) and containing in the aggregate approximately 186 acres ("Land"), (ii) the construction and equipping on the Land a "Casino Resort", which will consist of, among other things, a casino, hotel, banquet event center, restaurants, support buildings and structured and surface parking and related facilities and amenities (collectively, the "Improvements"), (iii) the acquisition in and around the Land and the Improvements of certain items of equipment and other tangible personal property ("Equipment," and collectively with the Land and the Improvements, the "Facility" or "Project"); and (iv) the financing of all or a portion of the foregoing through a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency shall lease or sublease the Land from the Company and appoint the Company as its agent to undertake the Project and shall sublease the Facility back to the Company (the "Straight Lease Transaction").

* This Sales Tax Exemption Letter shall not be used to abate sales tax on purchases of motor vehicles.

On March 19, 2013 and September 3, 2014, the Agency, a corporate governmental Agency constituting a body corporate and politic and a public benefit corporation and a governmental agency of the State of New York adopted a resolution whereby the Agency appointed the Company as its agent to acquire, construct and equip the Project.

This is to certify that purchases, leases or rentals by the Agency, through its agent, the Company, of materials to be incorporated into the Facility and purchases, leases or rentals of supplies, tools, equipment, or services necessary to acquire, construct and equip such Facility are exempt from any sales or use tax imposed by the State of New York and any governmental instrumentality located within the State of New York.

It is further certified that since the Agency is a public benefit corporation, neither it, nor the Company as its agent, is required to furnish an "Exempt Organization Certificate" in order to secure exemption from sales or use tax for such items.

A copy of this letter retained by any vendor or seller to the Company as agent for the Agency, may be accepted by such vendor or seller as a "statement and additional documentary evidence of such exemption" as provided by New York Tax Law 1132(c)(2), thereby relieving such vendor or seller from the obligation to collect sales or use tax upon purchases or rentals of such materials, supplies, tools, equipment, or services by the Agency through its agent, the Company.

THIS LETTER SHALL BE IN EFFECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER 31, 2020.

In the event you have any questions with respect to the above, please do not hesitate to contact me.

County of Sullivan Industrial Development Agency

By: Edward T. Sykes, Chief Executive Officer

60403-012

* This Sales Tax Exemption Letter shall not be used to abate sales tax on purchases of motor vehicles.

From: [Julio Garaicoechea](#)
To: [Julio Garaicoechea](#)
Subject: Fwd: CSIDA w/ Veria Lifestyle Infrastructure
Date: Monday, June 1, 2020 9:33:31 PM

From: Namasivayam SirKumar <srikumar@yo1.com>
Sent: Monday, June 1, 2020 9:18 PM
To: Julio Garaicoechea
Cc: Gaurav Bidasaria
Subject: Re: CSIDA w/ Veria Lifestyle Infrastructure

Hello Julio,

The Sales Tax Abatement Letter for Veria Lifestyle, Inc., infrastructure project is set to expire on Jun 30, 2020. We kindly request you to extend the period for another six months since we need to purchase sewer system equipment.

Thanks

Regards

Sri

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened via teleconference on June 8, 2020, at 11:00 a.m.

The meeting was called to order by Chairman Ira Steingart, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Ira Steingart	[]	[]
Suzanne Loughlin	[]	[]
Edward T. Sykes	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Joseph Perrello	[]	[]
Carol Roig	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Julio Garaicoechea, Project Manager
Walter F. Garigliano, Agency General Counsel

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

Resolution No. ____ - 20

RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE VERIA LIFESTYLE INC. PROJECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER 31, 2020

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York ("State"), as amended, and Chapter 560 of the Laws of 1970 of the State, as amended and codified as Section 960 of the General Municipal Law (collectively, the "Act"), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

WHEREAS, on or about November 27, 2013, the Agency closed a lease/leaseback transaction with the Company consisting of: (i) the acquisition by the Agency of a leasehold interest in approximately 22 parcels of land containing in the aggregate approximately 1,310 acres located in the Town of Thompson, Sullivan County, New York, and being comprised of the commonly known Kutshers Country Club, Camp Anawana, Camp Sherwood, Old Liberty Road Sewer Treatment Plant, Fair Hills Bungalow Colony and Kutshers Country Club Golf Course, all

as more particularly identified in the Company's Application (collectively, the "Land") and the existing building, buildings, structure or structures located thereon (collectively, the "Existing Improvements"), (ii) the demolition of certain of the Existing Improvements (the "Building Improvements"), (iii) the construction, reconstruction, renovation and/or repair of water and sewer infrastructure located on the Land (the "Infrastructure Improvements"), and (iv) the acquisition and installation by the Company in and around the Existing Improvements, the Building Improvements and the Infrastructure Improvements of certain items of equipment and other tangible personal property (the "Equipment" and, collectively with the Land, the Existing Improvements, the Building Improvements and the Infrastructure Improvements, the "Project" or "Facility"); and

WHEREAS, on or about November 27, 2013, the Agency and the Company entered into a Master Development and Agent Agreement ("MDAA") pursuant to which the Agency designated the Company as the Master Developer of the Project for a period of ten (10) years; and

WHEREAS, contemporaneously with execution of the MDAA, the Agency delivered to the Company a Sales Tax Exemption Letter, which letter will expire; and

WHEREAS, by Letter, dated June 1, 2020, the Company requested that the sales tax abatement period be extended to continue the construction of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the sales tax abatement period for the Project be, and hereby is, extended through and including December 31, 2020.

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

Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Suzanne Loughlin	[] Yes	[] No	[] Absent	[] Abstain
Edward T. Sykes	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain

The resolution was thereupon duly adopted.

June 8, 2020

To Whom It May Concern:

Re: New York State Sales and Use Tax Exemption
County of Sullivan Industrial Development Agency w/ Veria Lifestyle Inc.
("Company")

Pursuant to TSB-M-87(7) issued by the New York State Department of Taxation and Finance on April 1, 1987, you have requested a letter from the County of Sullivan Industrial Development Agency ("Agency") containing the information required by said policy statement regarding the sales tax exemption with respect to the purchase, lease or rental of building materials, furniture, fixtures, equipment and supplies to be used in connection with the acquisition, construction, reconstruction, renovation, installation and equipping of the following described project by the Company:

(i) the acquisition by the Agency of a leasehold interest in approximately 22 parcels of land containing in the aggregate approximately 1,310 acres located in the Town of Thompson, Sullivan County, New York, and being comprised of the commonly known Kutshers Country Club, Camp Anawana, Camp Sherwood, Old Liberty Road Sewer Treatment Plant, Fair Hills Bungalow Colony and Kutschers Country Club Golf Course, all as more particularly identified in the Company's Application (collectively, the "Land") and the existing building, buildings, structure or structures located thereon (collectively, the "Existing Improvements"), (ii) the demolition of certain of the Existing Improvements (the "Building Improvements"), (iii) the construction, reconstruction, renovation and/or repair of water and sewer infrastructure located on the Land (the "Infrastructure Improvements"), and (iv) the acquisition and installation by the Company in and around the Existing Improvements, the Building Improvements and the Infrastructure Improvements of certain items of equipment and other tangible personal property (the "Equipment" and, collectively with the Land, the Existing Improvements, the Building Improvements and the Infrastructure Improvements, the "Project" or "Facility").

On November 12, 2013, the Agency, a corporate governmental Agency constituting a body corporate and politic and a public benefit corporation and a governmental agency of the State of New York adopted a resolution whereby the Agency appointed the Company as its agent to acquire, construct, reconstruct, renovate and rehabilitate the Project.

This is to certify that purchases, leases or rentals by the Agency, through its agent, the Company, of materials to be incorporated into the Facility and purchases, leases or rentals of supplies, tools, equipment, or services necessary to acquire, construct, reconstruct, renovate, rehabilitate, install and equip such Facility are exempt from any sales or use tax imposed by the State of New York and any governmental instrumentality located within the State of New York.

It is further certified that since the Agency is a public benefit corporation, neither it, nor the Company as its agent, is required to furnish an "Exempt Organization Certificate" in order to secure exemption from sales or use tax for such items.

A copy of this letter retained by any vendor or seller to the Company as agent for the Agency, may be accepted by such vendor or seller as a "statement and additional documentary evidence of such exemption" as provided by New York Tax Law 1132(c)(2), thereby relieving such vendor or seller from the obligation to collect sales or use tax upon purchases or rentals of such materials, supplies, tools, equipment, or services by the Agency through its agent, the Company.

THIS LETTER SHALL BE IN EFFECT FROM JULY 1, 2020 THROUGH AND INCLUDING DECEMBER 31, 2020.

In the event you have any questions with respect to the above, please do not hesitate to contact me.

County of Sullivan Industrial
Development Agency

By: Edward T. Sykes, Chief Executive Officer

60403-010

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened via teleconference on June 8, 2020, at 11:00 a.m.

The meeting was called to order by Chairman Ira Steingart, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Ira Steingart	[]	[]
Suzanne Loughlin	[]	[]
Edward T. Sykes	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Joseph Perrello	[]	[]
Carol Roig	[]	[]

The following persons were also present:

Jennifer M. Flad, Executive Director
Julio Garaicoechea, Project Manager
Walter F. Garigliano, Agency General Counsel

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

Resolution No. ____ - 20

RESOLUTION OF THE AGENCY AUTHORIZING THE CHAIRMAN, EXECUTIVE DIRECTOR OR CHIEF EXECUTIVE OFFICER TO ENTER INTO AND DELIVER A FIRST AMENDMENT TO PAYMENT IN LIEU OF TAX AGREEMENT RELATING TO THE RJ BAKER CORP. AND BEAVERKILL STUDIO, INC. PROJECT (COLLECTIVELY, THE "COMPANY")

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 560 of the Laws of 1970 of the State of New York, as amended and codified as Section 960 of the General Municipal Law (collectively, the "Act"), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

WHEREAS, the Company presented an application to the Agency on September 16, 2015 ("Application"), a copy of which is on file with the Agency, requesting the Agency's assistance

with respect to a certain project consisting of (i) the construction, reconstruction, renovation, installing and equipping of a former restaurant and hardware store into a film studio and catering facility ("Building") situate on two (2) parcels of real estate consisting of approximately .48± acres located at 36/38 Main Street, Parksville, Town of Liberty, County of Sullivan, State of New York and identified on the Town of Liberty tax map as Section 7, Block 8, Lots 7 and 8 ("Land"); (ii) the construction and equipping of the Building; (iii) the acquisition and installation thereon and therein certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iv) the construction of improvements to the Building, the Land and the Equipment (collectively the Building, the Land and the Equipment are referred to as the "Facility" or the "Project"); and (v) lease of the Facility from the Agency to the Company; and

WHEREAS, on December 14, 2015 by resolution #32-15 the Agency approved the Project; and

WHEREAS, on or about December 1, 2016, the Company and the Agency entered into a Payment in Lieu of Tax Agreement ("PILOT"); and

WHEREAS, the Company and the Agency wish to amend the PILOT to authorize an escrow account to be funded by monthly deposits to secure future PILOT payments ("Escrow Account").

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:

Section 1. The Agency hereby authorizes the establishment of an Escrow Account to be funded by monthly deposits to secure future PILOT payments.

Section 2. The Chairman, Executive Director or Chief Executive Officer of the Agency, each acting individually, are each hereby authorized, on behalf of the Agency, to execute and deliver the First Amendment to PILOT.

Section 3. It is hereby found and determined that all formal actions of the Agency concerning and relating to the adoption of this resolution were adopted in an open meeting of the Agency; and that all deliberations of the Agency and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 4. The Executive Director, Counsel to the Agency and the Chief Executive Officer each acting individually are hereby authorized and directed (i) to distribute copies of this resolution to the Company; and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 5. This resolution shall take effect immediately.

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

and therefore, the resolution was declared duly adopted.

STATE OF NEW YORK :
 :ss.:
COUNTY OF SULLIVAN :

I, the undersigned Secretary (Assistant) of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the Agency with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened via teleconference on June 8, 2020 at 11:00 a.m. at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Ira Steingart	[]	[]
Suzanne Loughlin	[]	[]
Edward T. Sykes	[]	[]
Howard Siegel	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Joseph Perrello	[]	[]
Carol Roig	[]	[]

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

Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain
Suzanne Loughlin	[] Yes	[] No	[] Absent	[] Abstain
Edward T. Sykes	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Joseph Perrello	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain

and therefore, the resolution was declared duly adopted.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 8th day of June, 2020.

Secretary

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY CONFIDENTIAL FY 2019 EVALUATION OF BOARD PERFORMANCE

Please check (√) the most appropriate box.

CRITERIA	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
Board members have a shared understanding of the mission and purpose of the Agency.				
The policies, practices and decisions of the Board are always consistent with this mission.				
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Agency and reviews these annually.				
The Board sets clear and measurable performance goals for the Agency that contribute to accomplishing its mission.				
The decisions of the Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.				
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.				
Board members are knowledgeable about the Agency's programs, financial statements, reporting requirements, and other transactions.				
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.				

The Board knows the statutory obligations of the Agency and if the Agency is in compliance with State law.				
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.				
Board members have sufficient opportunity to research, discuss, question, and prepare before decisions are made and votes taken.				
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.				
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.				
The Board has identified the areas of most risk to the Agency and works with management to implement risk mitigation strategies before problems occur.		2		
Board members demonstrate leadership and vision and work respectfully with each other.				

Date Completed: _____

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

Governance Information (Authority-Related)

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.sullivanida.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.sullivanida.com
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.sullivanida.com
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.sullivanida.com
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.sullivanida.com

DRAFT

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

OPERATIONS AND ACCOMPLISHMENTS- YEAR ENDING DECEMBER 31, 2019

In the spring of 2019, the Agency collected Payment in Lieu of Tax (PILOT) payments from its projects and distributed 100% of payments received to the local taxing jurisdictions. Over the last ten years the Agency has increased its PILOT distributions from \$3,860,505 in 2010 to \$6,484,962 in 2019.

During 2019 the Agency continued to engage the services of Partnership for Economic Development in Sullivan County, Inc. at an annual cost of \$75,000. The Agency provided funding for the regional economic development advocacy group Hudson Valley Pattern for Progress through its membership contribution in the amount of \$5,150.

Additionally, in 2019, the Agency was involved in the following projects:

- The administration of eight loans through the Agency's Rural Micro-entrepreneur Assistance Program (USDA).
- The administration of six loans to small local businesses through the Agency's Revolving Loan Fund Program.
- The administration of eighteen equipment lease agreements.
- The administration of one outstanding Industrial Development Bond, which is related to a not-for profit agency.
- The administration of 66 projects with Agency agreements, including 49 projects that made payments in lieu of taxes to the Agency and 29 projects that held valid sales tax exemption letters.

548 Broadway
Monticello, New York 12701
(845) 428-7575
(845) 428-7577 FAX
TTY 711



ASSESSMENT OF THE EFFECTIVENESS OF INTERNAL CONTROL STRUCTURE AND PROCEDURES

The management of the Agency is responsible for establishing and maintaining adequate internal control over financial reporting. Internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external reporting purposes in accordance with accounting principles generally accepted in the United States of America. Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements.

Agency management periodically reviews the system of internal control to determine its effectiveness and make any necessary improvements. Management has assessed the effectiveness of the Agency's internal control over financial reporting and has concluded that based on its assessment, the Agency's internal control over financial reporting was effective as of December 31, 2019.

548 Broadway
Monticello, New York 12701
(845) 428-7575
(845) 428-7577 FAX



Authority Mission Statement and Performance Measurements-- FY 2019

Name of Public Authority: County of Sullivan Industrial Development Agency

Public Authority's Mission Statement:

The County of Sullivan Industrial Development Agency (IDA) was created by an act of the New York State Legislature in 1970, as a public benefit corporation of the State of New York, under Section 906 of the General Municipal Law, to grant tax abatements and to help advance such projects.

Industrial development agencies were created in New York State to attract and enhance industrial and economic development, help create jobs and maintain economic stability within municipal or regional boundaries. Because New York's Constitution prohibits municipalities from making gifts or loans to private companies or individuals, the creation of IDAs provided a viable mechanism to accomplish commercial, recreational, and industrial development goals. Support of a healthy economy, the creation and retention of jobs, on a local, regional and State level is an important policy objective.

The County of Sullivan Industrial Development Agency's primary goal is to promote economic welfare, recreation opportunities, prevent unemployment and economic deterioration, ensure the prosperity of Sullivan County's inhabitants, and promote tourism and trade.

Date Adopted: 1970.

List of Performance Goals:

- To meet all legal requirements of the Agency.
- To review project employment goals and the achievement of those goals.
- To make decisions consistent with the Agency's mission statement.
- To make decisions that will promote and ensure the prosperity of the inhabitants of Sullivan County.

Performance Measurement Questions:

1. Have the board members acknowledged that they have read and understood the mission of the public authority? **Yes.**
2. Do the board members affirm its membership, board, committee, and management structure? **Yes.**
3. Has the agency complied with the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009? **Yes.**
4. Does the agency conduct business in an environment that fosters transparency? **Yes.**
5. Does the agency install and uphold high ethical conduct within the entire organization? **Yes.**

Discussed, reviewed, and approved by County of Sullivan Industrial Development Agency Board of Directors— March 9, 2020.

##

Authorities must complete this form and submit the entire document on or before March 31 to the State Authority Budget Office via email to: info@abo.state.ny.us

Authorities are also required to post and maintain their mission statement and performance report on their website.

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.sullivanida.com
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		www.sullivanida.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.sullivanida.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.sullivanida.com
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	www.sullivanida.com

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

Board of Directors Listing

Name	Guenther, Paul B	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/18/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Loughlin, Suzanne	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/1/2009	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

Name	Perrello, Joseph	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	4/21/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

Name	Rieber, Sean	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	6/21/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 05/19/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Roig, Carol	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/20/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Siegel, Howard	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/20/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 05/19/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Smith, Scott	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/15/2015	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Steingart, Ira	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	By Virtue of Position	Confirmed by Senate?	No
Term Start Date	1/11/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

Name	Sykes, Edward T	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 05/19/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Egan, Cassandra	Administrative Assistant	Administrative and Clerical				PT	No	\$31,200.00	\$15,107.10	\$0.00	\$0.00	\$0.00	\$328.65	\$15,435.75	No	
Flad, Jennifer	Executive Director	Executive	IDA	None	None	FT	No	\$75,000.00	\$75,000.12	\$0.00	\$0.00	\$0.00	\$18,882.83	\$93,882.95	No	
Garaicoechea, Julio	Project Manager	Professional				FT	No	\$51,000.00	\$51,000.04	\$0.00	\$0.00	\$0.00	\$0.00	\$51,000.04	No	
Sykes, Edward T	Chief Executive Officer	Executive				FT	No	\$52,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	No	

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Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
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Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Guenther, Paul B	Board of Directors												X	
Loughlin, Suzanne	Board of Directors												X	
Perrello, Joseph	Board of Directors												X	
Rieber, Sean	Board of Directors												X	
Roig, Carol	Board of Directors												X	
Siegel, Howard	Board of Directors												X	
Smith, Scott	Board of Directors												X	
Steingart, Ira	Board of Directors												X	
Sykes, Edward T	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other

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Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$6,117,902.00
	Investments		\$0.00
	Receivables, net		\$435,764.00
	Other assets		\$2,700.00
	Total Current Assets		\$6,556,366.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$141,578.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$3,598,227.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$320,708.00
		Net Capital Assets	\$3,277,519.00
	Total Noncurrent Assets		\$3,419,097.00
Total Assets			\$9,975,463.00
Liabilities			
Current Liabilities			
	Accounts payable		\$20,213.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$986,500.00
	Deferred revenues		\$17,300.00
	Bonds and notes payable		\$22,440.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$1,046,453.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$288,029.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$288,029.00
Total Liabilities			\$1,334,482.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$2,967,050.00
	Restricted		\$1,588,491.00
	Unrestricted		\$4,085,440.00
	Total Net Assets		\$8,640,981.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$568,842.00
	Rental & financing income		\$515,504.00
	Other operating revenues		\$35,898.00
	Total Operating Revenue		\$1,120,244.00
Operating Expenses			
	Salaries and wages		\$223,191.00
	Other employee benefits		\$0.00
	Professional services contracts		\$188,220.00
	Supplies and materials		\$16,460.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$3,653.00
	Total Operating Expenses		\$431,524.00
Operating Income (Loss)			\$688,720.00
Nonoperating Revenues			
	Investment earnings		\$11,577.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$11,577.00
Nonoperating Expenses			
	Interest and other financing charges		\$7,026.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$118,856.00
	Total Nonoperating Expenses		\$125,882.00
	Income (Loss) Before Contributions		\$574,415.00
Capital Contributions			\$0.00
Change in net assets			\$574,415.00
Net assets (deficit) beginning of year			\$8,066,566.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$8,640,981.00

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Current Debt

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2.	If yes, has the Authority issued any debt during the reporting period?	

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation		0.00	332,504.00	0.00	21,464.00	311,040.00
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	235,000.00	0.00	235,000.00	0.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	567,504.00	0.00	256,464.00	311,040.00

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Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

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Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

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Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	www.sullivanida.com
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	www.sullivanida.com
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

548 Broadway
Monticello, NY 12701
(845) 428-7575
(845) 428-7577 FAX
TTY 711



ANNUAL REPORT ON THE DISPOSITION OF REAL PROPERTY FOR CALENDAR YEAR 2019

As required by the Public Authorities Accountability Act of 2005, the County of Sullivan Industrial Development Agency originally established its Disposition of Real Property Guidelines in 2006. The Agency conducted its annual review of its Disposition of Real Property Guidelines on March 9, 2020.

List of all Real Property owned by the Agency as of December 31, 2019:

The Agency holds title to various parcels of land which are leased back to the beneficial owners and project occupants, entitling the land to be exempt from taxation through the Agency's straight lease program in accordance with Section 874 of the New York State General Municipal Law. A full listing of all property to which the Agency holds title or a leasehold interest can be found in the Agency's 2019 Annual Report.

Real Property and Personal Property Disposed of by the County of Sullivan Industrial Development Agency in calendar year 2019:

None.

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011606B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	457 Equities Monticello Corp.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48011606A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$960,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$735,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	6/10/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Formerly 457 Equities, LLC 48010504A, the Agency consented to a transfer to 457 Equities Monticello Corp. on 2/8/16/ The project consists of conversion of three existing one and two story buildings into one single two story building for multi-tenant commercial office use on Broadway in Monticello.				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	457 Broadway	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	36.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00		
Applicant Information		Net Employment Change	32.00		
Applicant Name	457 Equities Monticello Corp.- Donna Gorelick				
Address Line1	1150 Portion Road	Project Status			
Address Line2					
City	HOLTSVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11742	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011606A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	457 Equities Monticello Corp.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$9,424.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$26,139.09	
Original Project Code		School Property Tax Exemption		\$20,991.16	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$900,000.00	Total Exemptions		\$56,554.63	
Benefited Project Amount	\$675,000.00	Total Exemptions Net of RPTL Section 485-b		\$56,554.63	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$6,952.99	\$6,952.99
Not For Profit		Local PILOT		\$19,284.55	\$19,284.55
Date Project approved	2/8/2016	School District PILOT		\$15,486.58	\$15,486.58
Did IDA took Title to Property	Yes	Total PILOT		\$41,724.12	\$41,724.12
Date IDA Took Title to Property	4/1/2016	Net Exemptions		\$14,830.51	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Formerly 457 Equities, LLC 48010504A, the Agency consented to a transfer to 457 Equities Monticello Corp. on 2/8/16. The project consists of conversion of three existing one and two story buildings into one single two story buidling for multitenant commercial office use on Broadway in Monticello.				
Location of Project		# of FTEs before IDA Status		4.00	
Address Line1	457 Broadway	Original Estimate of Jobs to be Created		20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		25,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained		4.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		25,000.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-4.00	
Applicant Name	457 Equities Monticello Corp- Donna Gorelick				
Address Line1	1150 Portion Road	Project Status			
Address Line2					
City	HOLTSVILLE	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	11742	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010101A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Addenbrooke LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$9,699.12	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$26,022.96	
Original Project Code		School Property Tax Exemption		\$31,435.20	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$500,000.00	Total Exemptions		\$67,157.28	
Benefited Project Amount	\$375,000.00	Total Exemptions Net of RPTL Section 485-b		\$67,157.28	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,750.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,789.82	\$5,789.82
Not For Profit	No	Local PILOT		\$15,534.21	\$15,534.21
Date Project approved	8/27/2001	School District PILOT		\$18,765.01	\$18,765.01
Did IDA took Title to Property	Yes	Total PILOT		\$40,089.04	\$40,089.04
Date IDA Took Title to Property	8/29/2001	Net Exemptions		\$27,068.24	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Renovation of an existing office building for use as a medical facility.				
Location of Project		# of FTEs before IDA Status		14.00	
Address Line1	111 Sullivan Avenue	Original Estimate of Jobs to be Created		8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		25,000.00	
City	FERNDALE	Annualized Salary Range of Jobs to be Created		25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained		14.00	
Zip - Plus4	12734	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		25,000.00	
Province/Region		Current # of FTEs		40.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		26.00	
Applicant Name	Addenbrooke LLC				
Address Line1	111 Sullivan Avenue	Project Status			
Address Line2					
City	FERNDALE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12734	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011702A				
Project Type	Lease	State Sales Tax Exemption		\$80,245.36	
Project Name	Adelaar Developer, LLC.	Local Sales Tax Exemption		\$80,245.35	
		County Real Property Tax Exemption		\$13,905.02	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,723.54	
Original Project Code		School Property Tax Exemption		\$30,971.02	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$168,679,011.00	Total Exemptions		\$212,090.29	
Benefited Project Amount	\$168,679,011.00	Total Exemptions Net of RPTL Section 485-b		\$51,599.59	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$50,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$10,573.48	\$10,573.48
Not For Profit		Local PILOT		\$5,112.63	\$5,112.63
Date Project approved	3/13/2017	School District PILOT		\$23,550.59	\$23,550.59
Did IDA took Title to Property	Yes	Total PILOT		\$39,236.70	\$39,236.70
Date IDA Took Title to Property	8/1/2017	Net Exemptions		\$172,853.59	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Development of an indoor water park resort hotel complex on approximately 50 acres including a 400 unit hotel, 20,000 sq ft conference center, 85,000 sq ft indoor water park, 60,000 sq ft lobby, outdoor pools and an outdoor pavilion state for concerts and events.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Joyland Road/ Thompsonville Road	Original Estimate of Jobs to be Created	350.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00		
Province/Region		Current # of FTEs	278.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	74.00		
Applicant Information		Net Employment Change	278.00		
Applicant Name	EPR Properties				
Address Line1	909 Walnut, Suite 200	Project Status			
Address Line2					
City	KANSAS CITY	Current Year Is Last Year for Reporting			
State	MO	There is no Debt Outstanding for this Project			
Zip - Plus4	64106	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011803A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Amytra Development, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$12,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$11,425,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$8,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	4/9/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/27/0018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Reconstruction, renovation, rehabilitation, installation and equipping of a former restaurant and motel facility to include an event space, restaurant, office space, and hotel accomodation in the Town of Highland with \$12,000,000 in private funds to be invested.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1040 Route 55	Original Estimate of Jobs to be Created	24.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	ELDRED	Annualized Salary Range of Jobs to be Created	26,000.00	To: 150,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12732	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Amytra Development, LLC.				
Address Line1	125 Paterson Plank Road	Project Status			
Address Line2					
City	CARLSTADT	Current Year Is Last Year for Reporting	Yes		
State	NJ	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	07072	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011803B				
Project Type	Lease	State Sales Tax Exemption		\$310,327.76	
Project Name	Amytra Development, LLC.	Local Sales Tax Exemption		\$310,327.75	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48011803A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$30,000,000.00	Total Exemptions		\$620,655.51	
Benefited Project Amount	\$29,425,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$8,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	11/18/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	11/18/2019	Net Exemptions		\$620,655.51	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Reconstruction, renovation, rehabilitation, installation, and equipping of a former restaurant and motel facility to include an event space, restaurant, office space, and hotel accommodation in the Town of Highland with \$30,000,000 in private funds to be invested.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1040 Route 55	Original Estimate of Jobs to be Created		24.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	ELDRED	Annualized Salary Range of Jobs to be Created		26,000.00	To: 150,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12732	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		70.00	
Applicant Information		Net Employment Change		4.00	
Applicant Name	Amytra Development, LLC.				
Address Line1	125 Paterson Plank Road	Project Status			
Address Line2					
City	CARLSTADT	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project			
Zip - Plus4	07072	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011601A				
Project Type	Lease	State Sales Tax Exemption		\$1,404.40	
Project Name	BRR Brothers III, LLC. / Sullivan County Fabrications, Inc.	Local Sales Tax Exemption		\$1,404.40	
		County Real Property Tax Exemption		\$8,400.41	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,451.27	
Original Project Code		School Property Tax Exemption		\$26,583.47	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$30,000.00	
Total Project Amount	\$3,900,000.00	Total Exemptions		\$78,243.95	
Benefited Project Amount	\$3,600,000.00	Total Exemptions Net of RPTL Section 485-b		\$45,535.15	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,244.06	\$5,244.06
Not For Profit	No	Local PILOT		\$6,524.33	\$6,524.33
Date Project approved	4/18/2016	School District PILOT		\$16,595.06	\$16,595.06
Did IDA took Title to Property	Yes	Total PILOT		\$28,363.45	\$28,363.45
Date IDA Took Title to Property	4/22/2016	Net Exemptions		\$49,880.50	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	The project involves the acquisition of a former egg farm and renovation of the existing facilities to accommodate a metal fabrication factory and storage of manufactured products.				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	PO Box 368	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	MOUNTAIN DALE	Annualized Salary Range of Jobs to be Created	0.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	12763	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	Sullivan County Fabrication, Inc.				
Address Line1	PO Box 368	Project Status			
Address Line2					
City	MOUNTAIN DALE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12763	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011701A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Be Neet, LLC. / Jeff Sanitation, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,705.73	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,334.56	
Original Project Code		School Property Tax Exemption		\$10,084.83	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$880,600.00	Total Exemptions		\$20,125.12	
Benefited Project Amount	\$97,788.00	Total Exemptions Net of RPTL Section 485-b		\$14,907.23	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,837.73	\$3,837.73
Not For Profit	No	Local PILOT		\$2,915.47	\$2,915.47
Date Project approved	1/9/2017	School District PILOT		\$6,783.15	\$6,783.15
Did IDA took Title to Property	Yes	Total PILOT		\$13,536.35	\$13,536.35
Date IDA Took Title to Property	2/1/2017	Net Exemptions		\$6,588.77	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Construction and equipping of a transfer station to provide waste management services				
Location of Project		# of FTEs before IDA Status	10.00		
Address Line1	5239 State Route 52	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,000.00		
City	JEFFERSONVILLE	Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	10.00		
Zip - Plus4	12748	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	13.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	Be Neet, LLC.				
Address Line1	PO Box 57	Project Status			
Address Line2					
City	JEFFERSONVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12748	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010602A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Bethel Woods Performing Arts Center LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$76,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$2,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$14,346.82	\$14,346.82
Not For Profit	Yes	Local PILOT		\$13,025.22	\$13,025.22
Date Project approved	10/13/2005	School District PILOT		\$42,304.49	\$42,304.49
Did IDA took Title to Property	Yes	Total PILOT		\$69,676.53	\$69,676.53
Date IDA Took Title to Property	2/21/2006	Net Exemptions		-\$69,676.53	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Construction of a performing arts center located on site of the 1969 Woodstock Festival. Facility is tax exempt, but wanted to pay taxes on some of its parcels. It makes these payments through the IDA.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	One Cablevision Center	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	51,500.00		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	51,500.00	To: 51,500.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	92.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	92.00		
Applicant Name	Bethel Woods Performing Arts Center LLC				
Address Line1	One Cablevision Center	Project Status			
Address Line2					
City	LIBERTY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12754	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010005A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Bloomingsburg Housing Associates	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,678.36	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$1,975.99	
Original Project Code		School Property Tax Exemption		\$10,418.57	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,300,000.00	Total Exemptions		\$16,072.92	
Benefited Project Amount	\$1,725,000.00	Total Exemptions Net of RPTL Section 485-b		\$17,809.92	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,838.42	\$1,838.42
Not For Profit	No	Local PILOT		\$1,855.73	\$1,855.73
Date Project approved	2/8/2000	School District PILOT		\$5,207.14	\$5,207.14
Did IDA took Title to Property	Yes	Total PILOT		\$8,901.29	\$8,901.29
Date IDA Took Title to Property	2/25/2000	Net Exemptions		\$7,171.63	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Construction and equipping of 24 senior citizen housing units.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	68 Godfrey Road	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	BLOOMINGBURG	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12721	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Bloomingsburg Housing Associates				
Address Line1	247 Commercial Street	Project Status			
Address Line2					
City	ROCKPORT	Current Year Is Last Year for Reporting			
State	ME	There is no Debt Outstanding for this Project			
Zip - Plus4	04856	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010601A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Carved in Stone, Inc. / Stecho LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,308.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,192.82	
Original Project Code		School Property Tax Exemption		\$7,480.80	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$200,000.00	Total Exemptions		\$15,981.77	
Benefited Project Amount	\$150,000.00	Total Exemptions Net of RPTL Section 485-b		\$15,981.77	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$833.07	\$833.07
Not For Profit	No	Local PILOT		\$2,235.14	\$2,235.14
Date Project approved	10/23/2005	School District PILOT		\$2,700.00	\$2,700.00
Did IDA took Title to Property	Yes	Total PILOT		\$5,768.21	\$5,768.21
Date IDA Took Title to Property	2/8/2006	Net Exemptions		\$10,213.56	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Renovation of a vacant firehouse into a manufacturing business making wood and metal products for custom kitchens. Project changed ownership to Ella Ruffo LLC on September 14, 2010.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	35 Lake Street	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	33,000.00		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	33,000.00	To: 33,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.50		
Applicant Name	Carved in Stone, Inc. / Stecho LLC				
Address Line1	P.O. Box 638	Project Status			
Address Line2					
City	GLEN WILD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12738	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011604A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Castkill Hospitality Holding, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,592,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$8,692,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$5,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit		Local PILOT		\$0.00	\$0.00
Date Project approved	6/20/2016	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Project involves the construction of a hotel under the Hampton Inn franchise. This project was approved in 2016, but has not closed. Please note that the Lease agreement has not yet been negotiated, therefore the Annual Lease payment here is only an estimate. In 2017, title as nominee was acquired to the property and a mortgage was approved not to exceed \$12,000,000.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Golden Ridge Road	Original Estimate of Jobs to be Created	12.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Catskill Hospitality Holding, LLC.				
Address Line1	16 Raceway Road	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12701	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010902A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Catskill Distilling Company / Dancing Cat	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$14,204.61	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$11,207.30	
Original Project Code		School Property Tax Exemption		\$31,746.67	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions		\$57,158.58	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$38,101.51	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,264.16	\$4,264.16
Not For Profit	No	Local PILOT		\$3,364.38	\$3,364.38
Date Project approved	2/25/2009	School District PILOT		\$9,530.20	\$9,530.20
Did IDA took Title to Property	Yes	Total PILOT		\$17,158.74	\$17,158.74
Date IDA Took Title to Property	8/12/2009	Net Exemptions		\$39,999.84	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Construction and equipping of buildings to house a micro distillery and warehousing, along with office space. Distillery will utilize NYS grown produce.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Route 17B	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	BETHEL	Annualized Salary Range of Jobs to be Created		30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		5.66	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		5.66	
Applicant Name	Catskill Stills Ltd				
Address Line1	P.O. Box 345	Project Status			
Address Line2					
City	WHITE LAKE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12786	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011805A				
Project Type	Lease	State Sales Tax Exemption		\$20,161.23	
Project Name	Catskill Hospitality Holding, LLC.	Local Sales Tax Exemption		\$20,161.23	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$40,322.46	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Other Categories	Pilot payment Information			
Total Project Amount	\$9,592,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$8,692,000.00				
Bond/Note Amount					
Annual Lease Payment	\$7,500.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	6/20/2016	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	8/1/2018	Net Exemptions		\$40,322.46	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Project involves the construction of a hotel under the Hampton Inn franchise. This project was approved in 2016, and closed in 2018.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Golden Ridge Road	Original Estimate of Jobs to be Created		12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		30,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		12.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Catskill Hospitality Holding, LLC.				
Address Line1	16 Raceway Road	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010705A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Centre One Development LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$9,137.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$15,521.71	
Original Project Code		School Property Tax Exemption		\$26,815.04	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$15,000.00	
Total Project Amount	\$1,175,000.00	Total Exemptions		\$66,474.13	
Benefited Project Amount	\$881,250.00	Total Exemptions Net of RPTL Section 485-b		\$39,680.57	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$6,313.16	\$6,313.16
Not For Profit	No	Local PILOT		\$12,042.08	\$12,042.08
Date Project approved	2/23/2007	School District PILOT		\$19,978.27	\$19,978.27
Did IDA took Title to Property	Yes	Total PILOT		\$38,333.51	\$38,333.51
Date IDA Took Title to Property	10/22/2007	Net Exemptions		\$28,140.62	
Year Financial Assistance is Planned to End	2018	Project Employment Information			
Notes	Renovate and expand an existing vacant building and make a new shopping center catering to an ethnic minority group. Sold to Center One Holdings on 12/2013, PILOT remains the same.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	13 Green Avenue	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00		
City	WOODRIDGE	Annualized Salary Range of Jobs to be Created	22,000.00	To: 22,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12789	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Centre One Development LLC				
Address Line1	5513 12th Avenue	Project Status			
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11219	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011807A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Chapin Hospitality Group, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,555,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,400,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	11/19/2018	School District PILOT			
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2019	Project Employment Information			
Notes	Construction and furnishing of an approximate 1,100 square foot building intended to be used as a model for a future hotel project.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	338 Chapin Trail	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	WHITE LAKE	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12786	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Chapin Hospitality Group, LLC.				
Address Line1	200 West 55th Street, Suite 401	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10019	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010610A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Crystal Run Village, Inc.	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$0.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Services	Pilot payment Information			
Total Project Amount	\$0.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$0.00				
Bond/Note Amount	\$1,980,000.00				
Annual Lease Payment					
Federal Tax Status of Bonds	Tax Exempt	County PILOT		\$0.00	\$0.00
Not For Profit	Yes	Local PILOT		\$0.00	\$0.00
Date Project approved	6/8/2006	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/8/2006	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Refinancing of debt associated with the establishment of five homes providing services to 34 disabled adults. Not for profit organization. No taxes paid.				
Location of Project		# of FTEs before IDA Status		60.00	
Address Line1	601 Stony Ford Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	MIDDLETOWN	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		60.00	
Zip - Plus4	10941	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		25,000.00	
Province/Region		Current # of FTEs		163.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		103.00	
Applicant Name	Crystal Run Village, Inc.				
Address Line1	601 Stony Ford Road	Project Status			
Address Line2					
City	MIDDLETOWN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10941	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010002A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	DC Fabricating & Welding	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,537.76	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,283.31	
Original Project Code		School Property Tax Exemption		\$11,466.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$300,000.00	Total Exemptions		\$19,287.07	
Benefited Project Amount	\$225,000.00	Total Exemptions Net of RPTL Section 485-b		\$18,538.09	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$5,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,999.36	\$1,999.36
Not For Profit	No	Local PILOT		\$1,997.42	\$1,997.42
Date Project approved	10/10/2000	School District PILOT		\$6,480.00	\$6,480.00
Did IDA took Title to Property	Yes	Total PILOT		\$10,476.78	\$10,476.78
Date IDA Took Title to Property	11/20/2000	Net Exemptions		\$8,810.29	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Construction of a 8,000 sq ft new building for a welding company that relocated from Connecticut.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	17 Radcliffe Road	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,000.00		
City	FERNDALE	Annualized Salary Range of Jobs to be Created	27,000.00	To: 27,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12734	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	DC Fabricating & Welding				
Address Line1	17 Radcliffe Road	Project Status			
Address Line2					
City	FERNDALE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12734	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011502A				
Project Type	Lease	State Sales Tax Exemption		\$5,020.00	
Project Name	Deb El Food Products LLC	Local Sales Tax Exemption		\$5,020.00	
		County Real Property Tax Exemption		\$13,479.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,517.67	
Original Project Code		School Property Tax Exemption		\$30,022.69	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,000,000.00	Total Exemptions		\$60,059.61	
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$50,019.61	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$5,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$17,979.16	\$17,979.16
Not For Profit	No	Local PILOT		\$8,693.52	\$8,693.52
Date Project approved	4/13/2015	School District PILOT		\$40,045.44	\$40,045.44
Did IDA took Title to Property	Yes	Total PILOT		\$66,718.12	\$66,718.12
Date IDA Took Title to Property	10/10/2015	Net Exemptions		-\$6,658.51	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Construction of building additions to existing egg producing facility. PILOT to begin 2017.				
Location of Project		# of FTEs before IDA Status	10.00		
Address Line1	63 Kutger Road	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	THOMPSONVILLE	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	10.00		
Zip - Plus4	12784	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	114.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	104.00		
Applicant Name	Deb El Food Products LLC				
Address Line1	63 Kutger Road	Project Status			
Address Line2					
City	THOMPSONVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12784	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011802B				
Project Type	Lease	State Sales Tax Exemption		\$7,263.40	
Project Name	Doetsch Family II, LLC.	Local Sales Tax Exemption		\$7,263.40	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48011802A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,900,000.00	Total Exemptions		\$14,526.80	
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,550.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	10/15/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/27/0018	Net Exemptions		\$14,526.80	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Development of a 60-acre cidery in the Town of Delaware.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	43 Wagner Lane	Original Estimate of Jobs to be Created	12.50		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,200.00		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	40,200.00	To: 50,200.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	3.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Doetsch Family II, LLC.				
Address Line1	1216 Hinman Avenue	Project Status			
Address Line2					
City	EVANSTON	Current Year Is Last Year for Reporting			
State	IL	There is no Debt Outstanding for this Project			
Zip - Plus4	60202	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011906A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Doetsch Family III, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$975,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$725,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	11/18/2019	School District PILOT			
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Conversion of two structures into an 8 unit lodging enterprise with approximately \$975,00 in private funds invested.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	8 Hospital Road	Original Estimate of Jobs to be Created		1.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	CALLICOON	Annualized Salary Range of Jobs to be Created		40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		4.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Doetsch Family III, LLC.				
Address Line1	1216 Hinman Avenue	Project Status			
Address Line2					
City	EVANSTON	Current Year Is Last Year for Reporting			
State	IL	There is no Debt Outstanding for this Project			
Zip - Plus4	60202	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011301A				
Project Type	Lease	State Sales Tax Exemption		\$2,385.73	
Project Name	EPT Concord II, LLC / EPR Concord II	Local Sales Tax Exemption		\$2,385.73	
		County Real Property Tax Exemption		\$69,882.34	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$33,790.45	
Original Project Code		School Property Tax Exemption		\$155,650.73	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$65,000,000.00	Total Exemptions		\$264,094.98	
Benefited Project Amount	\$65,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$259,323.52	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$25,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$93,924.00	\$93,294.00
Not For Profit	No	Local PILOT		\$45,415.39	\$45,415.39
Date Project approved	3/19/2013	School District PILOT		\$209,199.35	\$208,199.35
Did IDA took Title to Property	Yes	Total PILOT		\$348,538.74	\$346,908.74
Date IDA Took Title to Property	10/23/2013	Net Exemptions		-\$84,443.76	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Project is composed of the construction and equipping of a master planned destination resort community. The PILOT starts in 2015.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Concord Road	Original Estimate of Jobs to be Created		520.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		50,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		1.00	
Applicant Name	EPT Concord II, LLC				
Address Line1	909 Walnut Street - 200	Project Status			
Address Line2					
City	KANSAS CITY	Current Year Is Last Year for Reporting			
State	MO	There is no Debt Outstanding for this Project			
Zip - Plus4	64106	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011603A			
Project Type	Lease	State Sales Tax Exemption	\$277,131.03	
Project Name	Empire Resorts Real Estate I, LLC.	Local Sales Tax Exemption	\$277,131.04	
		County Real Property Tax Exemption	\$29,592.55	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,308.99	
Original Project Code		School Property Tax Exemption	\$65,912.24	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,870,000.00	Total Exemptions	\$664,075.85	
Benefited Project Amount	\$15,870,000.00	Total Exemptions Net of RPTL Section 485-b	\$78,571.76	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$10,654.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$39,496.28	\$39,496.28
Not For Profit		Local PILOT	\$19,097.77	\$19,097.77
Date Project approved	6/20/2016	School District PILOT	\$87,971.08	\$87,971.08
Did IDA took Title to Property	Yes	Total PILOT	\$146,565.13	\$146,565.13
Date IDA Took Title to Property	12/22/2016	Net Exemptions	\$517,510.72	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	The project involves the reconstruction of the Monster and International Golf Courses into a new 18hole 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. On 1/9/17 a \$500,000 mortgage was approved to facilitate the project in whole or part among the Montreign Operating Company project. On 5/18/17 a \$35,000,000 mortgage was approved to facilitate this project in whole or part among the Montreign Operating Company project.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Thompsonville Rd/ Chalet Rd	Original Estimate of Jobs to be Created	55.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	0.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	46.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Empire Resorts Real Estate I, LLC.- Joseph D'Amato			
Address Line1	204 Route 17 B	Project Status		
Address Line2				
City	MONTICELLO	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12701	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011707A			
Project Type	Lease	State Sales Tax Exemption	\$212,251.55	
Project Name	Empire Resorts Real Estate II, LLC.	Local Sales Tax Exemption	\$212,251.55	
		County Real Property Tax Exemption	\$4,403.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,129.07	
Original Project Code		School Property Tax Exemption	\$9,807.24	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$38,900,000.00	Total Exemptions	\$440,842.56	
Benefited Project Amount	\$38,900,000.00	Total Exemptions Net of RPTL Section 485-b	\$16,339.46	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$12,342.59	\$12,342.59
Not For Profit	No	Local PILOT	\$5,968.06	\$5,968.06
Date Project approved	8/23/2017	School District PILOT	\$27,490.96	\$27,490.96
Did IDA took Title to Property	Yes	Total PILOT	\$45,801.61	\$45,801.61
Date IDA Took Title to Property	10/23/2013	Net Exemptions	\$395,040.95	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Construction of a mixed-use 124,000 sq ft six-story building including a 162-unit hotel, restaurant, coffee shop, and retail adjacent to the Resorts World Catskills casino resort. On 5/18/17 a \$35,000,000 mortgage was approved to facilitate the project in whole or in part among the Montreign Operating Company project.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	One Resorts World Drive	Original Estimate of Jobs to be Created	63.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	21.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	32.00	
Applicant Information		Net Employment Change	21.00	
Applicant Name	Empire Resorts Real Estate II, LLC.			
Address Line1	c/o Empire Resorts, Inc.	Project Status		
Address Line2				
City	MONTICELLO	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12701	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011808A				
Project Type	Lease	State Sales Tax Exemption		\$1,442.16	
Project Name	Forestburgh Property, LLC.	Local Sales Tax Exemption		\$1,442.16	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,500,000.00	Total Exemptions		\$2,884.32	
Benefited Project Amount	\$3,300,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/17/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$2,884.32	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Development of a campground resort that consists of a lodge operation for the same of food and beverages. The project involves an estimated \$1,042,500 in real property improvements.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	80 Tannery Road	Original Estimate of Jobs to be Created	12.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	FORESTBURGH	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12777	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	6.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Forestburgh Property, LLC.				
Address Line1	182 DeGraw Street, Unit 3	Project Status			
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11231	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011506A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Four Goats, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,929.05	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,852.61	
Original Project Code		School Property Tax Exemption		\$18,444.45	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,500,000.00	Total Exemptions		\$31,226.11	
Benefited Project Amount	\$24,000.00	Total Exemptions Net of RPTL Section 485-b		\$31,226.11	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,590.90	\$5,590.90
Not For Profit	No	Local PILOT		\$3,375.56	\$3,375.56
Date Project approved	10/19/2015	School District PILOT		\$13,010.02	\$13,010.02
Did IDA took Title to Property	Yes	Total PILOT		\$21,976.48	\$21,976.48
Date IDA Took Title to Property	12/15/2015	Net Exemptions		\$9,249.63	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Formerly Cannie D's Corner Corp. (48010305A), a Change in Control transferred the project to Four Goats, LLC. The Agency consented to this transfer on 10/19/15. The project is a gas station and associated convenience/retail store and office space. Project located in an Empire Zone so pays full property tax payment.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	4 Shumway Road	Original Estimate of Jobs to be Created		15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		24,000.00	
City	NEVERSINK	Annualized Salary Range of Jobs to be Created		24,000.00	To: 24,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12765	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		2.00	
Applicant Information		Net Employment Change		14.00	
Applicant Name	Four Goats, LLC.				
Address Line1	539 Broadway	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4801605A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Hudsut, LLC.- Hudson Valley Foie Gras, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,109.16	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,103.24	
Original Project Code		School Property Tax Exemption		\$19,800.00	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,304,750.00	Total Exemptions		\$32,012.40	
Benefited Project Amount	\$1,804,750.00	Total Exemptions Net of RPTL Section 485-b		\$25,464.41	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$4,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,931.65	\$3,931.65
Not For Profit	No	Local PILOT		\$3,102.03	\$3,102.03
Date Project approved	11/28/2016	School District PILOT		\$12,943.28	\$12,943.28
Did IDA took Title to Property	Yes	Total PILOT		\$19,976.96	\$19,976.96
Date IDA Took Title to Property	11/28/2016	Net Exemptions		\$12,035.44	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	This project involves the adaptive reuse of two buildings, previously occupied by an equipment manufacturer, at the Airport Industrial park. The project seeks to develop value added agricultural products and to increase freezer space for an existing farm. On 4/10/17, a \$400,000 mortgage was approved to facilitate the project.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Airport Road	Original Estimate of Jobs to be Created		10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		37,500.00	
City	WHITE LAKE	Annualized Salary Range of Jobs to be Created		37,500.00	To: 37,500.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12786	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		4.00	
Applicant Name	Hudsut, LLC.- Marcus Henley				
Address Line1	80 Brooks Road	Project Status			
Address Line2					
City	FERNDAL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12734	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010303A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Ideal Snacks Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$80,829.71	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$216,867.97	
Original Project Code		School Property Tax Exemption		\$261,972.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,200,000.00	Total Exemptions		\$559,669.68	
Benefited Project Amount	\$900,000.00	Total Exemptions Net of RPTL Section 485-b		\$559,669.67	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$61,964.84	\$61,964.84
Not For Profit	No	Local PILOT		\$173,762.53	\$173,762.53
Date Project approved	11/12/2002	School District PILOT		\$210,367.12	\$210,367.12
Did IDA took Title to Property	Yes	Total PILOT		\$446,094.49	\$446,094.49
Date IDA Took Title to Property	8/8/2003	Net Exemptions		\$113,575.19	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Expansion of an existing manufacturing facility for the production of food products. Most of the parcels involved in this project are located in an Empire Zone and recieves those benefits, hence most parcels pay full property taxes.				
Location of Project		# of FTEs before IDA Status	50.00		
Address Line1	89 Mill Street	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	50.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	382.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	332.00		
Applicant Name	Ideal Snacks Inc.				
Address Line1	89 Mill Street	Project Status			
Address Line2					
City	LIBERTY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12754	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011403A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	International Contractors Corp / Jam Two LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,225.85	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$2,545.17	
Original Project Code		School Property Tax Exemption		\$10,619.75	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$510,000.00	Total Exemptions		\$16,390.77	
Benefited Project Amount	\$510,000.00	Total Exemptions Net of RPTL Section 485-b		\$16,390.77	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,255.08	\$2,255.08
Not For Profit	No	Local PILOT		\$1,779.24	\$1,779.24
Date Project approved	9/30/2014	School District PILOT		\$7,423.90	\$7,423.90
Did IDA took Title to Property	Yes	Total PILOT		\$11,458.22	\$11,458.22
Date IDA Took Title to Property	10/1/2014	Net Exemptions		\$4,932.55	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Adaptive reuse of an existing building at an industrial park for relocating an existing roofing business that must relocate because of business operation and zoning reasons. Previous PILOT at site was amended and reinstated. PILOT starts in 2015.				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	46 Industrial Park Road	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	WHITE LAKE	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	12786	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	5.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	International Contractors Corp. / Jam Two LLC				
Address Line1	46 Industrial Park Road	Project Status			
Address Line2					
City	WHITE LAKE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12786	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48019903A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Kaufman, Norman and Steven L.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,540.28	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,045.61	
Original Project Code		School Property Tax Exemption		\$5,658.02	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$380,000.00	Total Exemptions		\$15,243.91	
Benefited Project Amount	\$285,000.00	Total Exemptions Net of RPTL Section 485-b		\$15,243.91	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,120.30	\$2,120.30
Not For Profit	No	Local PILOT		\$5,880.79	\$5,880.79
Date Project approved	7/27/1999	School District PILOT		\$4,722.56	\$4,722.56
Did IDA took Title to Property	Yes	Total PILOT		\$12,723.65	\$12,723.65
Date IDA Took Title to Property	8/1/1999	Net Exemptions		\$2,520.26	
Year Financial Assistance is Planned to End	2020	Project Employment Information			
Notes	New construction to add approximately 4,000 sq feet of office space to an existing office building.				
Location of Project		# of FTEs before IDA Status		9.00	
Address Line1	31 North Street	Original Estimate of Jobs to be Created		6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained		9.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		30,000.00	
Province/Region		Current # of FTEs		13.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		4.00	
Applicant Name	Kaufman, Norman and Steven L.				
Address Line1	31 North Street	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010205A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Kohl's New York DC, Inc.	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$160,559.71	
		Local Property Tax Exemption		\$86,251.56	
		School Property Tax Exemption		\$454,167.57	
Original Project Code		Mortgage Recording Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Total Exemptions		\$700,978.84	
Total Project Amount	\$45,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$700,978.84	
Benefited Project Amount	\$1,500,000.00	Pilot payment Information			
Bond/Note Amount				Actual Payment Made	Payment Due Per Agreement
Annual Lease Payment	\$15,000.00	County PILOT		\$136,094.61	\$136,094.61
Federal Tax Status of Bonds		Local PILOT		\$73,109.08	\$73,109.08
Not For Profit	No	School District PILOT		\$384,964.29	\$384,964.29
Date Project approved	12/12/2000	Total PILOT		\$594,167.98	\$594,167.98
Did IDA took Title to Property	Yes	Net Exemptions		\$106,810.86	
Date IDA Took Title to Property	2/1/2002	Project Employment Information			
Year Financial Assistance is Planned to End	2022				
Notes	Construction and equipping of a 500,000 sq ft regional distribution center for Kohl's Department Stores.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Route 209	Original Estimate of Jobs to be Created		900.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		23,000.00	
City	WURTSBORO	Annualized Salary Range of Jobs to be Created		23,000.00	To: 23,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		354.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		354.00	
Applicant Name	Kohl's New York DC, Inc.	Project Status			
Address Line1	N56 W17000 Ridgewood Drive				
Address Line2					
City	MENOMONEE FALLS	Current Year Is Last Year for Reporting			
State	WI	There is no Debt Outstanding for this Project			
Zip - Plus4	53051	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010306A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Liberty Storage LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$27,524.53	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$27,497.89	
Original Project Code		School Property Tax Exemption		\$89,208.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,500,000.00	Total Exemptions		\$144,230.42	
Benefited Project Amount	\$1,125,000.00	Total Exemptions Net of RPTL Section 485-b		\$133,474.25	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$17,546.89	\$17,546.89
Not For Profit	No	Local PILOT		\$17,529.90	\$17,529.90
Date Project approved	6/10/2003	School District PILOT		\$56,870.10	\$56,870.10
Did IDA took Title to Property	Yes	Total PILOT		\$91,946.89	\$91,946.89
Date IDA Took Title to Property	6/16/2003	Net Exemptions		\$52,283.53	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Construction of a 34,000 sq ft storage facility and accompanying 2,000 sq ft office in multi phases. In Nov 2014 the project was sold to Canopy Liberty with PILOT remaining the same.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1695 Route 52	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Liberty Storage LLC				
Address Line1	1 Cannon Hill Drive	Project Status			
Address Line2					
City	NEW HAMPTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10958	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011203A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Loughlin & Billig, PC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$2,033.18	
		Local Property Tax Exemption		\$5,639.14	
		School Property Tax Exemption		\$4,528.55	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$12,200.87	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$12,200.87	
Project Purpose Category	Services	Pilot payment Information			
Total Project Amount	\$329,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$300,000.00				
Bond/Note Amount					
Annual Lease Payment	\$4,000.00				
Federal Tax Status of Bonds		County PILOT		\$1,928.53	\$1,928.53
Not For Profit	No	Local PILOT		\$5,348.90	\$4,348.90
Date Project approved	7/18/2012	School District PILOT		\$4,295.46	\$4,295.46
Did IDA took Title to Property	Yes	Total PILOT		\$11,572.89	\$10,572.89
Date IDA Took Title to Property	7/24/2012	Net Exemptions		\$627.98	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Rehabilitation of a vacant building on Broadway into functional office space. PILOT begins in 2014.				
Location of Project		# of FTEs before IDA Status		30.00	
Address Line1	461 Broadway	Original Estimate of Jobs to be Created		15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		35,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained		30.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		35,000.00	
Province/Region		Current # of FTEs		25.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-5.00	
Applicant Name	Loughlin & Billig, PC				
Address Line1	461 Broadway	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48019906A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Madasa Realty / Majestic Drug Co, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,442.79	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,283.31	
Original Project Code		School Property Tax Exemption		\$10,894.87	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$290,000.00	Total Exemptions		\$18,620.97	
Benefited Project Amount	\$217,500.00	Total Exemptions Net of RPTL Section 485-b		\$18,620.96	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,050.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,946.04	\$1,946.04
Not For Profit	No	Local PILOT		\$2,421.14	\$2,421.14
Date Project approved	9/10/1999	School District PILOT		\$6,158.32	\$6,158.32
Did IDA took Title to Property	Yes	Total PILOT		\$10,525.50	\$10,525.50
Date IDA Took Title to Property	10/1/1999	Net Exemptions		\$8,095.47	
Year Financial Assistance is Planned to End	2020	Project Employment Information			
Notes	Relocation of a manufacturing business to Sullivan County that would put a parcel back on the tax rolls.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	P.O. Box 490	Original Estimate of Jobs to be Created		6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		50,000.00	
City	SOUTH FALLSBURG	Annualized Salary Range of Jobs to be Created		50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12779	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		1.00	
Applicant Name	Madasa Realty / Majestic Drug Co, Inc.				
Address Line1	P.O. Box 490	Project Status			
Address Line2					
City	SOUTH FALLSBURG	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12779	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010403A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mamma Says Inc / Kinnelon Properties LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$24,398.14	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$11,797.31	
Original Project Code		School Property Tax Exemption		\$80,044.50	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions		\$116,239.95	
Benefited Project Amount	\$2,550,000.00	Total Exemptions Net of RPTL Section 485-b		\$116,239.95	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$4,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$23,743.60	\$23,743.60
Not For Profit	No	Local PILOT		\$12,994.73	\$12,994.73
Date Project approved	10/12/2004	School District PILOT		\$80,044.50	\$80,044.50
Did IDA took Title to Property	Yes	Total PILOT		\$116,782.83	\$116,782.83
Date IDA Took Title to Property	10/24/2004	Net Exemptions		-\$542.88	
Year Financial Assistance is Planned to End	2015	Project Employment Information			
Notes	Renovation and equipping of a 53,000 sq ft manufacturing facility for food production. Project is in an Empire Zone and pays full taxes. On 12/31/2010, a Change-In-Control was executed that transferred the project to Nonni's Acquisition Company that resulted in a new PILOT agreement with payments until 2024.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1243 Old Route 17	Original Estimate of Jobs to be Created		14.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		25,000.00	
City	FERNDALE	Annualized Salary Range of Jobs to be Created		25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12734	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		45.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		45.00	
Applicant Name	Nonni's Food Company Inc / Mamma Says				
Address Line1	One Westbrook Corporation Center				
Address Line2					
City	WESTCHESTER				
State	IL				
Zip - Plus4	60154				
Province/Region	The Project Receives No Tax Exemptions				
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011602A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Metallized Carbon Corporation	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,078.16	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,880.97	
Original Project Code		School Property Tax Exemption	\$25,563.71	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,940,212.00	Total Exemptions	\$39,522.84	
Benefited Project Amount	\$3,727,712.00	Total Exemptions Net of RPTL Section 485-b	\$23,635.71	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$3,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,741.19	\$1,741.19
Not For Profit		Local PILOT	\$965.52	\$965.52
Date Project approved	6/20/2016	School District PILOT	\$3,894.55	\$3,894.55
Did IDA took Title to Property	Yes	Total PILOT	\$6,601.26	\$6,601.26
Date IDA Took Title to Property	7/1/2016	Net Exemptions	\$32,921.58	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	Expansion project into Sullivan County that manufactures engineered carbon/graphite products. Project involves the acquisition of unimproved land in the Glen Wild Wild Industrial Park and improvements to accommodate a metal fabrication business and storage of manufactured products.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Metallized Carbon Corporation	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	FALLSBURG	Annualized Salary Range of Jobs to be Created	0.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12733	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	12.00	
Applicant Name	Metallized Carbon Corp.- Michael Moles			
Address Line1	19 South Water Street	Project Status		
Address Line2				
City	OSSINING	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10562	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010702A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Millennium Pipeline Company LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$216,761.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$325,140.00	
Original Project Code		School Property Tax Exemption		\$922,538.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$60,000,000.00	Total Exemptions		\$1,464,439.00	
Benefited Project Amount	\$45,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$1,464,439.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$206,493.14	\$206,493.14
Not For Profit	No	Local PILOT		\$139,938.80	\$139,938.80
Date Project approved	12/19/2006	School District PILOT		\$396,233.25	\$396,233.25
Did IDA took Title to Property	Yes	Total PILOT		\$742,665.19	\$742,665.19
Date IDA Took Title to Property	6/19/2007	Net Exemptions		\$721,773.81	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Replacement of an existing gas pipeline with a larger pipe along a 35 mile portion of the company's 182 natural gas line traversing Steuben, Chemung, Tioga, Broome, Delaware, Sullivan, Orange, and Rockland counties. (Numbers listed are for the Sullivan County portion only.)				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	One Blue Hill Plaza	Original Estimate of Jobs to be Created		17.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	PEARL RIVER	Annualized Salary Range of Jobs to be Created		40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10965	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Millennium Pipeline Company LLC				
Address Line1	One Blue Hill Plaza, 7th Floor	Project Status			
Address Line2					
City	PEARL RIVER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10965	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011002A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mogenavland - Town of Bethel	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$46,000.07	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$36,293.60	
Original Project Code		School Property Tax Exemption		\$102,808.11	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,500,000.00	Total Exemptions		\$185,101.78	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$184,181.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$2,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$13,034.40	\$13,034.40
Not For Profit	No	Local PILOT		\$10,284.01	\$10,284.01
Date Project approved	12/8/2009	School District PILOT		\$29,131.29	\$29,131.29
Did IDA took Title to Property	Yes	Total PILOT		\$52,449.70	\$52,449.70
Date IDA Took Title to Property	8/31/2010	Net Exemptions		\$132,652.08	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Bringing a tax exempt camp back on the tax rolls. PILOT payments starts in 2015. No payments until that time.				
Location of Project		# of FTEs before IDA Status		9.00	
Address Line1	169 Layman Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		20,000.00	
City	SWAN LAKE	Annualized Salary Range of Jobs to be Created		20,000.00	To: 20,000.00
State	NY	Original Estimate of Jobs to be Retained		9.00	
Zip - Plus4	12783	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		20,000.00	
Province/Region		Current # of FTEs		38.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		29.00	
Applicant Name	Mogenavland, Camp Heller, Sternberg Inc				
Address Line1	Room 1019	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10010	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011003A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mogenavland - Town of Tusten	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$27,203.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$19,577.08	
Original Project Code		School Property Tax Exemption		\$49,228.29	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,500,000.00	Total Exemptions		\$96,008.46	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$96,008.46	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$2,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$6,121.19	\$6,121.19
Not For Profit	No	Local PILOT		\$4,405.20	\$4,405.20
Date Project approved	12/8/2009	School District PILOT		\$11,077.25	\$11,077.25
Did IDA took Title to Property	Yes	Total PILOT		\$21,603.64	\$21,603.64
Date IDA Took Title to Property	8/31/2010	Net Exemptions		\$74,404.82	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Bringing a tax exempt camp back on the tax rolls. PILOT payments starts in 2015. No payments until that time.				
Location of Project		# of FTEs before IDA Status		9.00	
Address Line1	97 Camp Utopia Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		20,000.00	
City	NARROWSBURG	Annualized Salary Range of Jobs to be Created		20,000.00	To: 20,000.00
State	NY	Original Estimate of Jobs to be Retained		9.00	
Zip - Plus4	12764	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		20,000.00	
Province/Region		Current # of FTEs		39.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		30.00	
Applicant Name	Mogenavland LLC				
Address Line1	Apt 3C	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10022	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011402A				
Project Type	Lease	State Sales Tax Exemption		\$40,757.10	
Project Name	Monticello Raceway Management Inc / Montreign Operating Company LLC	Local Sales Tax Exemption		\$40,757.10	
		County Real Property Tax Exemption		\$1,610,416.76	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$778,690.33	
Original Project Code	48011301A	School Property Tax Exemption		\$3,586,922.65	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$365,000,000.00	Total Exemptions		\$6,057,543.94	
Benefited Project Amount	\$365,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$3,042,305.23	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$7,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$534,845.44	\$534,845.44
Not For Profit	No	Local PILOT		\$258,615.65	\$258,615.65
Date Project approved	9/3/2014	School District PILOT		\$1,191,275.01	\$1,191,275.01
Did IDA took Title to Property	Yes	Total PILOT		\$1,984,736.10	\$1,984,736.10
Date IDA Took Title to Property	9/5/2014	Net Exemptions		\$4,072,807.84	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Construction and equipping of a casino resort which will consist of a casino, hotel, restaurants, and related facilities. This project is a portion of the EPT Concord II Master Development plan that includes the casino resort. PILOT starts in 2016. On 1/9/17 a \$500,000 mortgage was approved to facilitate the project. On 5/18/17 a \$35,000,000 mortgage was approved to facilitate the project.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Thompsonville Road / Joyland Road	Original Estimate of Jobs to be Created	1,050.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	30,000.00	To: 90,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	1,212.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	54.00		
Applicant Information		Net Employment Change	1,212.00		
Applicant Name	Monticello Raceway Management / Montreign Operating Company LLC				
Address Line1	204 Route 17B	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010304A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mountain Pacific Realty LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$25,354.93	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$70,323.44	
Original Project Code		School Property Tax Exemption		\$56,473.68	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions		\$152,152.05	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$152,152.05	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$5,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$24,827.70
Not For Profit	No	Local PILOT		\$0.00	\$71,748.96
Date Project approved	12/9/2003	School District PILOT		\$0.00	\$56,823.82
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$153,400.48
Date IDA Took Title to Property	12/18/2003	Net Exemptions		\$152,152.05	
Year Financial Assistance is Planned to End	2018	Project Employment Information			
Notes	To build out the tenant facilities in the vacant former Shoprite Plaza with a new facade and an additional footage of 15,500 sq ft to be added. Project did not meet its 2019 PILOT obligation therefore the Agency has retained title to the property.				
Location of Project		# of FTEs before IDA Status	20.00		
Address Line1	121 Broadway	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	20.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-19.00		
Applicant Name	Mountain Pacific Realty LLC				
Address Line1	c/o The Backer Group	Project Status			
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11211	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011703A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NY Delaware I, LLC.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,653,665.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$98,556.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,670.26	\$5,670.26
Not For Profit	No	Local PILOT	\$4,307.62	\$4,307.62
Date Project approved	3/14/2017	School District PILOT	\$10,022.12	\$10,022.12
Did IDA took Title to Property	Yes	Total PILOT	\$20,000.00	\$20,000.00
Date IDA Took Title to Property	11/1/2017	Net Exemptions	-\$20,000.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Baer Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	NY Delaware I, LLC.			
Address Line1	1460 Broadway, 5th Floor	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10036	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011709A				
Project Type	Lease	State Sales Tax Exemption		\$4,087.50	
Project Name	NY Delaware II, LLC.	Local Sales Tax Exemption		\$4,087.51	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,060,474.00	Total Exemptions		\$8,175.01	
Benefited Project Amount	\$3,060,474.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/11/2017	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$8,175.01	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the				NYSEG electrical grid.
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	309 Hospital Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	CALLICOON	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		29.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Delaware II, LLC.				
Address Line1	33 Irving Place, Suite 1090	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011902A				
Project Type	Lease	State Sales Tax Exemption		\$4,550.02	
Project Name	NY Delaware III, LLC.	Local Sales Tax Exemption		\$4,550.02	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,683,050.00	Total Exemptions		\$9,100.04	
Benefited Project Amount	\$3,808,050.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	6/10/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions		\$9,100.04	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Construction of an approximately 2MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	13.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Delaware III, LLC.				
Address Line1	33 Irving Place, Suite 1090	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011903A				
Project Type	Lease	State Sales Tax Exemption		\$1,809.51	
Project Name	NY Delaware IV, LLC.	Local Sales Tax Exemption		\$1,809.50	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,683,050.00	Total Exemptions		\$3,619.01	
Benefited Project Amount	\$3,808,050.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	6/10/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions		\$3,619.01	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Construction of an approximately 1.968MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	53.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Delaware IV, LLC.				
Address Line1	33 Irving Place, Suite 1090	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011904A				
Project Type	Lease	State Sales Tax Exemption		\$3,176.27	
Project Name	NY Delaware V, LLC.	Local Sales Tax Exemption		\$3,176.28	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,683,050.00	Total Exemptions		\$6,352.55	
Benefited Project Amount	\$3,808,050.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	6/10/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions		\$6,352.55	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Construction of an approximately 1.968MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	53.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Delaware V, LLC.				
Address Line1	33 Irving Place, Suite 1090	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	480105A				
Project Type	Lease	State Sales Tax Exemption		\$2,103.42	
Project Name	NY Delaware VI, LLC.	Local Sales Tax Exemption		\$2,103.42	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,683,050.00	Total Exemptions		\$4,206.84	
Benefited Project Amount	\$875,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	6/10/2019		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/10/2019		Net Exemptions	\$4,206.84	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Construction of an approximately 2MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	53.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Delaware VI, LLC.				
Address Line1	33 Irving Place, Suite 1090	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011708A				
Project Type	Lease	State Sales Tax Exemption		\$7,247.09	
Project Name	NY Liberty I, LLC.	Local Sales Tax Exemption		\$7,247.09	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,653,665.00	Total Exemptions		\$14,494.18	
Benefited Project Amount	\$4,653,665.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit		Local PILOT		\$0.00	\$0.00
Date Project approved	8/23/2017	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	8/23/2017	Net Exemptions		\$14,494.18	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Kelly Bridge Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	LIBERTY	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		33.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Liberty I, LLC.				
Address Line1	33 Irving Place, Suite 1090	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011710A				
Project Type	Lease	State Sales Tax Exemption		\$3,627.84	
Project Name	NY Thompson I, LLC.	Local Sales Tax Exemption		\$3,627.83	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,715,000.00	Total Exemptions		\$7,255.67	
Benefited Project Amount	\$4,715,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/11/2017	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$7,255.67	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Sackett Lake Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		25.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Thompson I, LLC.				
Address Line1	33 Irving Place, 10th Floor	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011711A				
Project Type	Lease	State Sales Tax Exemption		\$6,006.03	
Project Name	NY Thompson II, LLC.	Local Sales Tax Exemption		\$6,006.03	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$28,813.00	
Total Project Amount	\$4,285,000.00	Total Exemptions		\$40,825.06	
Benefited Project Amount	\$4,285,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/11/2017	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$40,825.06	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Sackett Lake Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		24.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Thompson II, LLC.				
Address Line1	33 Irving Place, 10th Floor	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011901A				
Project Type	Lease	State Sales Tax Exemption		\$3,739.51	
Project Name	NY Tusten I, LLC.	Local Sales Tax Exemption		\$3,739.52	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,765,000.00	Total Exemptions		\$7,479.03	
Benefited Project Amount	\$3,915,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	4/8/2019		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/8/2019		Net Exemptions	\$7,479.03	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Construction of an approximately 1.968MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Woodoak Drive	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	NARROWSBURG	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12764	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	33.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Tusten I, LLC.				
Address Line1	33 Irving Place, Suite 1090	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010507A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Peck's Market of Jeffersonville	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,509.88	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,335.60	
Original Project Code		School Property Tax Exemption		\$11,662.21	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$880,000.00	Total Exemptions		\$25,507.69	
Benefited Project Amount	\$660,000.00	Total Exemptions Net of RPTL Section 485-b		\$25,507.69	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,219.82	\$5,219.82
Not For Profit	No	Local PILOT		\$5,881.92	\$5,881.92
Date Project approved	7/12/2005	School District PILOT		\$9,351.12	\$9,351.12
Did IDA took Title to Property	Yes	Total PILOT		\$20,452.86	\$20,452.86
Date IDA Took Title to Property	9/8/2005	Net Exemptions		\$5,054.83	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Expansion and renovation of an existing grocery store in the Village of Jeffersonville.				
Location of Project		# of FTEs before IDA Status		8.00	
Address Line1	P.O. Box 593	Original Estimate of Jobs to be Created		8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		25,000.00	
City	JEFFERSONVILLE	Annualized Salary Range of Jobs to be Created		25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained		8.00	
Zip - Plus4	12748	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		25,000.00	
Province/Region		Current # of FTEs		21.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		13.00	
Applicant Name	Peck's Market of Jeffersonville				
Address Line1	P.O. Box 593	Project Status			
Address Line2					
City	JEFFERSONVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12748	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010802A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Pestech Exterminating Inc.	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$3,577.74	
		Local Property Tax Exemption		\$3,574.28	
		School Property Tax Exemption		\$11,595.60	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$18,747.62	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$18,747.62	
Project Purpose Category	Services	Pilot payment Information			
Total Project Amount	\$675,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$675,000.00				
Bond/Note Amount					
Annual Lease Payment	\$750.00				
Federal Tax Status of Bonds		County PILOT		\$2,483.58	\$2,483.58
Not For Profit	No	Local PILOT		\$2,481.18	\$2,481.18
Date Project approved	6/19/2008	School District PILOT		\$8,049.38	\$8,049.38
Did IDA took Title to Property	Yes	Total PILOT		\$13,014.14	\$13,014.14
Date IDA Took Title to Property	6/19/2008	Net Exemptions		\$5,733.48	
Year Financial Assistance is Planned to End	2019	Project Employment Information			
Notes	New construction for office and warehouse space. On 4/10/17 a \$250,000 mortgage was approved to facilitate the project.				
Location of Project		# of FTEs before IDA Status		10.00	
Address Line1	P.O. Box 391	Original Estimate of Jobs to be Created		4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	LIBERTY	Annualized Salary Range of Jobs to be Created		30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained		10.00	
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		30,000.00	
Province/Region		Current # of FTEs		57.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		47.00	
Applicant Name	Pestech Exterminating Inc.				
Address Line1	P.O. Box 391	Project Status			
Address Line2					
City	LIBERTY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12754	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011712A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Poley Paving Corporation	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$10,446.66	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,436.55	
Original Project Code		School Property Tax Exemption		\$33,858.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,400,000.00	Total Exemptions		\$54,741.21	
Benefited Project Amount	\$900,000.00	Total Exemptions Net of RPTL Section 485-b		\$54,741.21	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,956.00	\$4,956.00
Not For Profit	No	Local PILOT		\$4,951.20	\$4,951.20
Date Project approved	10/14/2008	School District PILOT		\$16,062.57	\$16,062.57
Did IDA took Title to Property	Yes	Total PILOT		\$25,969.77	\$25,969.77
Date IDA Took Title to Property	4/29/2009	Net Exemptions		\$28,771.44	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Project will construct and equip a new office building.				
Location of Project		# of FTEs before IDA Status	8.00		
Address Line1	Twin Bridge Road	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	8.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-8.00		
Applicant Name	Poley Paving Corporation				
Address Line1	PO Box 916	Project Status			
Address Line2					
City	LIBERTY	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12754	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011202A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	RHH Land LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$19,022.89	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,198.20	
Original Project Code		School Property Tax Exemption		\$42,370.18	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,000,000.00	Total Exemptions		\$70,591.27	
Benefited Project Amount	\$1,200,000.00	Total Exemptions Net of RPTL Section 485-b		\$70,578.49	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$2,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$12,429.14	\$12,429.14
Not For Profit	No	Local PILOT		\$6,009.91	\$6,009.41
Date Project approved	4/17/2012	School District PILOT		\$27,683.75	\$27,683.75
Did IDA took Title to Property	Yes	Total PILOT		\$46,122.80	\$46,122.30
Date IDA Took Title to Property	4/21/2012	Net Exemptions		\$24,468.47	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Acquisition, reconstruction, equipping of a vacant 74 room hotel. PILOT starts in 2013.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	283 Rock Hill Drive	Original Estimate of Jobs to be Created	6.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	ROCK HILL	Annualized Salary Range of Jobs to be Created	35,000.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12775	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	17.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	17.00		
Applicant Name	RHH Land, LLC				
Address Line1	283 Rock Hill Drive	Project Status			
Address Line2					
City	ROCK HILL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12775	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011505A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	RJ Baker Corp. / Beaverkill Studio	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,402.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,398.95	
Original Project Code		School Property Tax Exemption		\$11,026.80	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,820,000.00	Total Exemptions		\$17,828.00	
Benefited Project Amount	\$1,820,000.00	Total Exemptions Net of RPTL Section 485-b		\$15,215.79	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$5,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,903.74	\$2,903.74
Not For Profit	No	Local PILOT		\$2,900.93	\$2,900.93
Date Project approved	12/14/2015	School District PILOT		\$9,411.12	\$9,411.12
Did IDA took Title to Property	No	Total PILOT		\$15,215.79	\$15,215.79
Date IDA Took Title to Property		Net Exemptions		\$2,612.21	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Continued renovation and equipping of a recording studio and the reuse of an existing adjoining restaurant that combines lodging with film and media production. PILOT starts in 2017. Please note that the Annual Lease Payment does not reflect the true value. The Annual Lease payment is \$1,500.00.				
Location of Project		# of FTEs before IDA Status		1.00	
Address Line1	36/38 Main Street	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		50,000.00	
City	PARKSVILLE	Annualized Salary Range of Jobs to be Created		50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		1.00	
Zip - Plus4	12768	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		50,000.00	
Province/Region		Current # of FTEs		3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		2.00	
Applicant Name	RJ Baker Corp.				
Address Line1	437 East 9th Street	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10009	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010506A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Regency Manor Senior Housing LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$22,408.97	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$62,152.65	
Original Project Code		School Property Tax Exemption		\$49,912.08	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,250,000.00	Total Exemptions		\$134,473.70	
Benefited Project Amount	\$5,437,500.00	Total Exemptions Net of RPTL Section 485-b		\$134,473.70	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,962.22	\$2,962.22
Not For Profit	No	Local PILOT		\$8,215.90	\$8,215.90
Date Project approved	2/26/2005	School District PILOT		\$6,597.83	\$6,597.83
Did IDA took Title to Property	Yes	Total PILOT		\$17,775.95	\$17,775.95
Date IDA Took Title to Property	11/10/2005	Net Exemptions		\$116,697.75	
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	Construction of affordable senior housing complex consisting of 75 units in the Village of Monticello.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Sturgis Road	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		45,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		45,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Regency Manor Senior Housing LLC				
Address Line1	1 Crescent Avenue	Project Status			
Address Line2					
City	WARWICK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10990	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011503A				
Project Type	Lease	State Sales Tax Exemption		\$324.85	
Project Name	Rock Meadow Partners, LLC	Local Sales Tax Exemption		\$324.86	
		County Real Property Tax Exemption		\$11,703.57	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$8,422.63	
Original Project Code		School Property Tax Exemption		\$21,179.45	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,287,000.00	Total Exemptions		\$41,955.36	
Benefited Project Amount	\$1,287,000.00	Total Exemptions Net of RPTL Section 485-b		\$41,232.99	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$6,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,868.75	\$1,868.75
Not For Profit	No	Local PILOT		\$1,344.87	\$1,344.87
Date Project approved	6/30/2015	School District PILOT		\$3,381.79	\$3,381.79
Did IDA took Title to Property	Yes	Total PILOT		\$6,595.41	\$6,595.41
Date IDA Took Title to Property	7/1/2015	Net Exemptions		\$35,359.95	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Acquiring and redeveloping the former Narrowsburg Central School. Tenants to be determined. PILOT to start 2017.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	23 Erie Avenue, Kirk Road, Route 97	Original Estimate of Jobs to be Created		4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	NARROWSBURG	Annualized Salary Range of Jobs to be Created		30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12764	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		5.00	
Applicant Name	Rock Meadow Partners LLC				
Address Line1	30 Essex Place	Project Status			
Address Line2					
City	BRONXVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10708	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010604A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Rolling V Bus Corp. / Dimifini Group, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,412.06	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,733.36	
Original Project Code		School Property Tax Exemption		\$17,126.73	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$330,000.00	Total Exemptions		\$29,272.15	
Benefited Project Amount	\$247,500.00	Total Exemptions Net of RPTL Section 485-b		\$29,272.15	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,660.25	\$4,660.25
Not For Profit	No	Local PILOT		\$5,797.99	\$5,797.99
Date Project approved	6/13/2006	School District PILOT		\$14,747.56	\$14,747.56
Did IDA took Title to Property	Yes	Total PILOT		\$25,205.80	\$25,205.80
Date IDA Took Title to Property	9/1/2006	Net Exemptions		\$4,066.35	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Expansion of an existing building to be used as office space for this transportation company. Project took property off of tax exempt list and put it back paying taxes through a PILOT. On xx there was a change in ownership to DimifiniFallsburg, LLC.				
Location of Project		# of FTEs before IDA Status		68.00	
Address Line1	P.O. Box 110	Original Estimate of Jobs to be Created		4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	SOUTH FALLSBURG	Annualized Salary Range of Jobs to be Created		30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained		68.00	
Zip - Plus4	12779	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		30,000.00	
Province/Region		Current # of FTEs		300.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		7.00	
Applicant Information		Net Employment Change		232.00	
Applicant Name	Rolling V Bus Corp. / Dimifini Group, Inc.				
Address Line1	P.O. Box 110	Project Status			
Address Line2					
City	SOUTH FALLSBURG	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12779	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4801607A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	SPT Ivey 61 Emerald NY MOB, LLC/ Crystal Run Healthcare, LLP.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$149,898.33	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$72,480.85	
Original Project Code		School Property Tax Exemption	\$333,872.40	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,000,000.00	Total Exemptions	\$556,251.58	
Benefited Project Amount	\$8,050,000.00	Total Exemptions Net of RPTL Section 485-b	\$556,251.58	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$9,167.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$82,041.17	\$82,041.17
Not For Profit	No	Local PILOT	\$39,669.65	\$39,669.65
Date Project approved	11/28/2016	School District PILOT	\$182,732.42	\$182,732.42
Did IDA took Title to Property	Yes	Total PILOT	\$304,443.24	\$304,443.24
Date IDA Took Title to Property	12/29/2016	Net Exemptions	\$251,808.34	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Formerly GA HC REIT II 61 Emerald NY MOB, LLC. 48010302A, the Agency consented to and authorized the transfer of fee title to SPT IVEY 61 Emerald MOB, LLC. This project consisted of the construction of a 81,000 sq ft Class A medical office facility located in a corporate park. Project is in an Empire Zone and will pay fill property taxes between 2014 and 2018 when it is temporarily on the taxable rolls.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	61 Emerald Place	Original Estimate of Jobs to be Created	200.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	ROCK HILL	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12775	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	SPT Ivey 61 Emerald MOB NY, LLC. - Crystal Run Healthcare			
Address Line1	591 West Putnam Avenue	Project Status		
Address Line2				
City	GREENWICH	Current Year Is Last Year for Reporting	Yes	
State	CT	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	06830	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4801607B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	SPT Ivey 61 Emerald NY MOB, LLC/ Crystal Run Healthcare, LLP.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	4801607A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$19,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$8,050,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$9,167.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	11/28/2016	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/29/2016	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Formerly GA HC REIT II 61 Emerald NY MOB, LLC. 48010302A, the Agency consented to and authorized the transfer of fee title to SPT IVEY 61 Emerald MOB, LLC. This project consisted of the construction of a 81,000 sq ft Class A medical office facility located in a corporate park. Project is in an Empire Zone and will pay fill property taxes between 2014 and 2018 when it is temporarily on the taxable rolls. On October 21, 2019, the Agency authorized the execution of the Gap Mortgage, Consolidated Amended and Restated Fee and Leasehold Mortgage, Assignment of Leases and Rents and SEcurity Agreement by and among the Agency, SPT Ivey 61 Emerald MOB LLC, Citi Real Estate Funding Inc. and Deutsche Bank AG, New York Branch.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	61 Emerald Place	Original Estimate of Jobs to be Created	200.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	ROCK HILL	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12775	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	232.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	232.00		
Applicant Name	SPT IVey 61 Emerald MOB NY, LLC.- Crystal Run Healthcare				
Address Line1	591 West Putnam Avenue	Project Status			
Address Line2					
City	GREENWICH	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			

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Zip - Plus4	06830	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012003A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sullivan County Community College Dormitory Corporation	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,100,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$8,100,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	Yes	Local PILOT		\$0.00	\$0.00
Date Project approved	12/6/2010	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/6/2010	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Acquisition of an approximately 20 acre parcel of land for the construction of a dormitory facility and related improvements to be occupied by students of the Sullivan County Community College, the installation therein of certain furniture and fixtures, machinery, and equipment, the payment of certain startup expenditures incurred or to be incurred in connection with the acquisition, construction, equipping and operation of the described facility, payment of certain costs and expenses incidental to the issuance of the bonds.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	48 The Honorable Lawrence H. Cooke Drive	Original Estimate of Jobs to be Created	9.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	LOCH SHELDRAKE	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12759	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Sullivan County Community College Dormitory Corporation				
Address Line1	48 The Honorable Lawrence H. Cooke Drive	Project Status			
Address Line2					
City	LOCH SHELDRAKE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12759	IDA Does Not Hold Title to the Property			

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011501A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sullivan Property Acquisitions I, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$15,174.68	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$42,087.92	
Original Project Code		School Property Tax Exemption		\$33,798.97	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,100,000.00	Total Exemptions		\$91,061.57	
Benefited Project Amount	\$11,100,000.00	Total Exemptions Net of RPTL Section 485-b		\$91,061.57	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$12,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,494.92	\$5,494.92
Not For Profit	No	Local PILOT		\$15,240.49	\$15,240.49
Date Project approved	1/12/2015	School District PILOT		\$12,238.98	\$12,238.98
Did IDA took Title to Property	Yes	Total PILOT		\$32,974.39	\$32,974.39
Date IDA Took Title to Property	1/23/2015	Net Exemptions		\$58,087.18	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Acquisition, renovation, and equipping of a vacant former retail mall in the Village of Monticello. Pilot to begin in 2016.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	East Broadway, 1 Plaza Drive	Original Estimate of Jobs to be Created		250.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		32,500.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		30,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Sullivan Property Acquisitions I, LLC				
Address Line1	P.O. Box 368	Project Status			
Address Line2					
City	FALLSBURG	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12733	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

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Status: UNSUBMITTED
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011804B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sullivan Resorts, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48011804A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,251,232.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$5,766,232.10	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$6,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	2/11/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/1/2019	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Demolition of unsafe structures and environmental remediation pm 582.61 acres in the Town and Village of Liberty. Approximately \$6,251,232 in private funds will be invested				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Route 17/ Route 52	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,093.34		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	33,280.00	To: 80,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Sullivan Resorts, LLC.				
Address Line1	7 Renaissance Square	Project Status			
Address Line2					
City	WHITE PLAINS	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	10601	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011804C				
Project Type	Lease	State Sales Tax Exemption		\$25,084.02	
Project Name	Sullivan Resorts, LLC.	Local Sales Tax Exemption		\$25,084.02	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48011804B	School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,451,232.00	Total Exemptions		\$50,168.04	
Benefited Project Amount	\$7,966,232.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$6,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	6/10/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/11/2019	Net Exemptions		\$50,168.04	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Demolition of unsafe structures and environmental remediation on 582.61 acres in the Town and Village o f Liebtrty. Approximately \$6,251,232 in private funds will be invested				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Route 17/ Route 52	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,093.34		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	33,280.00	To: 80,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	16.00		
Applicant Information		Net Employment Change	6.00		
Applicant Name	Sullivan Resorts, LLC.				
Address Line1	7 Renaissance Square	Project Status			
Address Line2					
City	WHITE PLAINS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10601	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011804A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sullivan Resorts, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,251,232.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$5,766,232.10	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$6,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit		Local PILOT		\$0.00	\$0.00
Date Project approved	8/9/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Demolition of unsafe structures and environmental remediation on 582,61 acres in the Town and Village of Liberty. Approximately \$6,251,232 in private funds will be invested				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Route 17/ Route 52	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,093.34		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	33,280.00	To: 80,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Sullivan Resorts, LLC.				
Address Line1	7 Renaissance Square	Project Status			
Address Line2					
City	WHITE PLAINS	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	10601	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011705A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	The Center for Discovery, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,667,315.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$5,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,622.20	\$4,622.20
Not For Profit	Yes	Local PILOT		\$5,750.65	\$5,750.65
Date Project approved	5/8/2017	School District PILOT		\$14,627.15	\$14,627.15
Did IDA took Title to Property	Yes	Total PILOT		\$25,000.00	\$25,000.00
Date IDA Took Title to Property	5/30/2018	Net Exemptions		-\$25,000.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	The Center for Discovery, Inc. project memorialized the Company's commitment to make PILOT payments despite its tax exempt status as a not-for-profit entity, which payments shall benefit the County and certain municipalities and taxing jurisdictions.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	12 Railroad Avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	HURLEYVILLE	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12747	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	10.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	10.00		
Applicant Name	The Center for Discovery, Inc.				
Address Line1	PO Box 840	Project Status			
Address Line2					
City	HARRIS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12742	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011201A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Theowins / Catskill Brewery	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,333.58	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,375.39	
Original Project Code		School Property Tax Exemption		\$14,899.88	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions		\$28,608.85	
Benefited Project Amount	\$605,000.00	Total Exemptions Net of RPTL Section 485-b		\$25,560.04	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$2,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,444.05	\$3,444.05
Not For Profit	No	Local PILOT		\$2,994.06	\$2,994.06
Date Project approved	3/27/2012	School District PILOT		\$6,997.39	\$6,997.39
Did IDA took Title to Property	Yes	Total PILOT		\$13,435.50	\$13,435.50
Date IDA Took Title to Property	4/30/2012	Net Exemptions		\$15,173.35	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Constructing and equipping of a new brewery and related office space in Livingston Manor, NY. PILOT starts in 2014.				
Location of Project		# of FTEs before IDA Status		5.00	
Address Line1	672 Old Route 17	Original Estimate of Jobs to be Created		4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		42,000.00	
City	LIVINGSTON MANOR	Annualized Salary Range of Jobs to be Created		40,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		5.00	
Zip - Plus4	12758	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		42,000.00	
Province/Region		Current # of FTEs		22.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		15.00	
Applicant Information		Net Employment Change		17.00	
Applicant Name	Theowins, LLC, Catskill Brewery, LLC.				
Address Line1	190 Mary Smith Hill Road	Project Status			
Address Line2					
City	LIVINGSTON MANOR	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12758	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010005B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Tiv Leivov LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48010005A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,300,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,725,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	8/12/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	8/12/2019	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Formerly Bloominburg Housing Associates, on 8/12/19 the Agency consented to a change-in-control to Tiv Leivov LLC. The project consists of the construction and equipping of 24 senior citizen housing units.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	P.O. Box 153	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	BLOOMINGBURG	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12721	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	Tiv Leivov, LLC				
Address Line1	P.O. Box 153	Project Status			
Address Line2					
City	BLOOMINGBURG	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12721	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010104A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Turtlehead Enterprises, LLC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase		County Real Property Tax Exemption		\$7,194.10	
	No	Local Property Tax Exemption		\$3,478.59	
	Original Project Code	School Property Tax Exemption		\$16,023.61	
	Project Purpose Category	Mortgage Recording Tax Exemption		\$0.00	
	Total Project Amount	Total Exemptions		\$26,696.30	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$26,696.30	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,881.74	\$3,881.74
Not For Profit	No	Local PILOT		\$1,876.95	\$1,876.95
Date Project approved	10/10/2000	School District PILOT		\$8,645.91	\$8,645.91
Did IDA took Title to Property	Yes	Total PILOT		\$14,404.60	\$14,404.60
Date IDA Took Title to Property	1/11/2001	Net Exemptions		\$12,291.70	
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	Construction and equipping of a new medical facility.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	P.O. Box 426	Original Estimate of Jobs to be Created	6.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00		
City	HARRIS	Annualized Salary Range of Jobs to be Created	20,000.00	To: 20,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12742	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	4.00		
Applicant Name	Turtlehead Enterprises, LLC				
Address Line1	P.O. Box 426	Project Status			
Address Line2					
City	HARRIS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12742	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011303A				
Project Type	Lease	State Sales Tax Exemption		\$2,115.71	
Project Name	Veria Lifestyle Inc.	Local Sales Tax Exemption		\$2,115.71	
		County Real Property Tax Exemption		\$84,511.71	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$41,086.53	
Original Project Code		School Property Tax Exemption		\$189,259.07	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,000,000.00	Total Exemptions		\$319,088.73	
Benefited Project Amount	\$2,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$314,857.31	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$12,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$48,958.93	\$48,958.93
Not For Profit	No	Local PILOT		\$23,673.28	\$23,673.28
Date Project approved	10/15/2013	School District PILOT		\$109,047.48	\$109,047.48
Did IDA took Title to Property	Yes	Total PILOT		\$181,679.69	\$181,679.69
Date IDA Took Title to Property	11/27/2013	Net Exemptions		\$137,409.04	
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	Phase I Infrastructure for a healing facility that uses holistic treatment and natural medicines. PILOT starts in 2015.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Kutsher Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Veria Lifestyle Inc.				
Address Line1	1 Penn Plaza	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10119	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011504A				
Project Type	Lease	State Sales Tax Exemption		\$181.02	
Project Name	Veria Wellness Center	Local Sales Tax Exemption		\$181.02	
		County Real Property Tax Exemption		\$414,554.01	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$200,450.72	
Original Project Code	48011303A	School Property Tax Exemption		\$923,346.81	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$70,000,000.00	Total Exemptions		\$1,538,713.58	
Benefited Project Amount	\$70,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$773,065.36	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$12,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$20,982.40	\$20,982.40
Not For Profit	No	Local PILOT		\$10,145.69	\$10,145.69
Date Project approved	9/18/2015	School District PILOT		\$46,734.63	\$46,734.63
Did IDA took Title to Property	Yes	Total PILOT		\$77,862.72	\$77,862.72
Date IDA Took Title to Property	11/27/2013	Net Exemptions		\$1,460,850.86	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Construction and equipping of a wellness center that will include a hotel, restaurant, and golf course. mortgage was approved to facilitate the project.			PILOT is expected to start in 2017. On 10/16/17 an \$87,500,000	
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Anawanna Lake Road, Kutsher Road	Original Estimate of Jobs to be Created	200.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	132.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	132.00		
Applicant Name	Veria Wellness Center				
Address Line1	200 Middlesex Essex Turnpike	Project Status			
Address Line2					
City	ISELIN	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project			
Zip - Plus4	08830	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011706A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Veteran NY 55 Sturgis, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,415.12	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$20,566.29	
Original Project Code		School Property Tax Exemption		\$16,515.89	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,055,000.00	Total Exemptions		\$44,497.30	
Benefited Project Amount	\$1,980,000.00	Total Exemptions Net of RPTL Section 485-b		\$44,497.30	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,649.04	\$4,649.04
Not For Profit	No	Local PILOT		\$12,894.40	\$12,894.40
Date Project approved	1/9/2017	School District PILOT		\$10,354.93	\$10,354.93
Did IDA took Title to Property	Yes	Total PILOT		\$27,898.37	\$27,898.37
Date IDA Took Title to Property	6/1/2017	Net Exemptions		\$16,598.93	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Change in control of MG Catskills, LLC. project to Veteran NY 55 Sturgis, LLC.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Sturgis Road	Original Estimate of Jobs to be Created		12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		30,000.00	
Province/Region		Current # of FTEs		14.30	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		14.30	
Applicant Name	Veteran NY 55 Sturgis, LLC.				
Address Line1	465 Main Street, Suite 600	Project Status			
Address Line2					
City	BUFFALO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011704A				
Project Type	Lease	State Sales Tax Exemption		\$3,582.23	
Project Name	Villa Roma Resort & Conference Center, Inc.	Local Sales Tax Exemption		\$3,582.23	
		County Real Property Tax Exemption		\$115,163.57	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$87,488.12	
Original Project Code		School Property Tax Exemption		\$203,550.52	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,775,449.00	Total Exemptions		\$413,366.67	
Benefited Project Amount	\$7,775,449.00	Total Exemptions Net of RPTL Section 485-b		\$406,202.21	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$6,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$107,119.72	\$107,119.72
Not For Profit	No	Local PILOT		\$81,377.33	\$81,377.33
Date Project approved	5/8/2017	School District PILOT		\$189,333.10	\$189,333.10
Did IDA took Title to Property	Yes	Total PILOT		\$377,830.15	\$377,830.15
Date IDA Took Title to Property	6/21/2017	Net Exemptions		\$35,536.52	
Year Financial Assistance is Planned to End	2020	Project Employment Information			
Notes	Refinance of Villa Roma Resort & Conference Center, Inc. project OSC 4801 to finish construction of a destination resort.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	356 Villa Roma Road	Original Estimate of Jobs to be Created		200.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		22,000.00	
City	CALLICOON	Annualized Salary Range of Jobs to be Created		22,000.00	To: 22,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		22,000.00	
Province/Region		Current # of FTEs		240.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		6.00	
Applicant Information		Net Employment Change		240.00	
Applicant Name	Villa Roma Resort & Conference Center, Inc.				
Address Line1	356 Villa Roma Road	Project Status			
Address Line2					
City	CALLICOON	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12723	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010801A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	West Delaware Hydro Associates, L.P.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$128,579.14	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$78,691.04	
Original Project Code		School Property Tax Exemption		\$299,099.24	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,000,000.00	Total Exemptions		\$506,369.42	
Benefited Project Amount	\$9,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$506,369.42	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$40,627.77	\$40,627.77
Not For Profit	No	Local PILOT		\$24,864.38	\$24,864.38
Date Project approved	12/31/2007	School District PILOT		\$94,507.85	\$94,507.85
Did IDA took Title to Property	Yes	Total PILOT		\$160,000.00	\$160,000.00
Date IDA Took Title to Property	12/31/2007	Net Exemptions		\$346,369.42	
Year Financial Assistance is Planned to End	2012	Project Employment Information			
Notes	Hydro Electric Plant that started in 1987 and originally had no PILOT. A five year extension occurred and the project was then extended 10 years in Feb 2013 with PILOT starting in 2014 with payments until 2023.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1324 Route 55	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	GRAHAMSVILLE	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12740	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	West Delaware Hydro Associates, L.P.				
Address Line1	P.O. Box 600	Project Status			
Address Line2					
City	MARLBOROUGH	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project			
Zip - Plus4	01752	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010502A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Woodridge Family Restaurant	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,065.67	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,940.19	
Original Project Code		School Property Tax Exemption		\$6,536.92	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$315,000.00	Total Exemptions		\$12,542.78	
Benefited Project Amount	\$236,250.00	Total Exemptions Net of RPTL Section 485-b		\$12,542.78	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,196.30	\$1,196.30
Not For Profit	No	Local PILOT		\$2,281.89	\$2,281.89
Date Project approved	4/12/2005	School District PILOT		\$3,785.75	\$3,785.75
Did IDA took Title to Property	Yes	Total PILOT		\$7,263.94	\$7,263.94
Date IDA Took Title to Property	9/1/2005	Net Exemptions		\$5,278.84	
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	Rebuild a main street restaurant that was destroyed by fire in 2004.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	22 Green Avenue	Original Estimate of Jobs to be Created		9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		25,000.00	
City	WOODRIDGE	Annualized Salary Range of Jobs to be Created		25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12789	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		1.00	
Applicant Name	Woodridge Family Restaurant				
Address Line1	22 Green Avenue	Project Status			
Address Line2					
City	WOODRIDGE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12789	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011806A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$0.00	
Project Name	Yasgur Road Productions, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$976,852.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$788,652.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	11/2/2018	School District PILOT			
Did IDA took Title to Property	No	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2019	Project Employment Information			
Notes	Acquisition, construction, installation and equipping campground and facility for entertainment and sales of related services and merchandise in the Town of Bethel. Private funds invested: \$976,852.00.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	34 Yasgue Road	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	33,000.00		
City	BETHEL	Annualized Salary Range of Jobs to be Created	23,000.00	To: 43,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Yasgur Road Productions				
Address Line1	PO Box 301	Project Status			
Address Line2					
City	BETHEL	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12720	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011806B			
Project Type	Lease	State Sales Tax Exemption	\$14,134.46	
Project Name	Yasgur Road Productions, LLC.	Local Sales Tax Exemption	\$14,134.47	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	48011806A	School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$976,852.00	Total Exemptions	\$28,268.93	
Benefited Project Amount	\$835,652.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$2,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	11/2/2018	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	3/28/0019	Net Exemptions	\$28,268.93	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	New York State Route 17B	Original Estimate of Jobs to be Created	7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	33,000.00	
City	BETHEL	Annualized Salary Range of Jobs to be Created	33,000.00	To: 33,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Yasgur Road Productions			
Address Line1	PO Box 301	Project Status		
Address Line2				
City	BETHEL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12720	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
78	\$16,468,447.96	\$6,479,315.22	\$9,989,132.74	3664

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments

Certified Financial Audit for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 05/19/2020

Status: UNSUBMITTED

Certified Date : N/A

Financial Documents

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
www.sullivanida.com	Attachment Included

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	Yes

URL (If Applicable)	Attachments
www.sullivanida.com	Attachment Included

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	Yes

URL (If Applicable)	Attachments
www.sullivanida.com	Attachment Included

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments

Additional Comments

DRAFT

FINANCIAL REPORT
Audited
COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Sullivan County, New York)
MONTICELLO, NEW YORK
December 31, 2019

Audited for:

Board of Directors
County of Sullivan Industrial Development Agency

Audited by:

RBT CPAs, LLP
11 Racquet Road
Newburgh, NY 12550
(845) 567-9000

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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LIMITED LIABILITY PARTNERSHIP
CERTIFIED PUBLIC ACCOUNTANTS BUSINESS DEVELOPMENT CONSULTANTS

INDEPENDENT AUDITOR'S REPORT

Board of Directors
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701

Report on the Financial Statements

We have audited the accompanying financial statements of the County of Sullivan Industrial Development Agency (the "Agency"), a component unit of Sullivan County, New York, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used, and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

rbtcpas.com

11 Racquet Road
Newburgh, NY 12550
T: (845) 567-9000
F: (845) 567-9228

2678 South Road, Suite 101
Poughkeepsie, NY 12601
T: (845) 485-5510
F: (845) 485-5547

P.O. Box 209
51 Sullivan Street
Wurtsboro, NY 12790
T: (845) 888-5656
F: (845) 888-2769

340 Madison Avenue
19th Floor
New York, NY 10173
T: (718) 772-0850
F: (718) 772-0851

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the County of Sullivan Industrial Development Agency, a component unit of Sullivan County, New York, as of December 31, 2019, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, on pages 3-4, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the County of Sullivan Industrial Development Agency, a component unit of Sullivan County, New York's basic financial statements. The Schedule of Conduit Debt and Schedule of Supplemental Information are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Schedule of Conduit Debt and Schedule of Supplemental Information are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information, except for the number of current full time equivalent jobs, information upon which we express no opinion, has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information, except for the number of full time equivalent jobs, is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 13, 2020, on our consideration of the County of Sullivan Industrial Development Agency, a component unit of Sullivan County, New York's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the County of Sullivan Industrial Development Agency's internal control over financial reporting and compliance.

RBT CPAs, LLP

Newburgh, NY
April 13, 2020

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT'S DISCUSSION AND ANALYSIS**

The following "Management's Discussion and Analysis" report ("MD&A") provides the reader with an introduction to and overview of the financial activities and performance of the Sullivan County Industrial Development Agency (the "Agency") for the years ended December 31, 2019, as mandated by GASB #34. This information should be reviewed in conjunction with the Agency's audited financial statements.

FINANCIAL POSITION SUMMARY

Net position serves as an indicator of the Agency's financial position. The Agency's net position was \$8,640,981 and \$8,066,566 at December 31, 2019 and 2018, respectively.

For details of the Agency's finances, see the accompanying financial statements and notes thereof.

SUMMARY OF NET POSITION

	<u>2019</u>	<u>2018</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets	\$ 6,556,366	\$ 4,572,699	\$ 1,983,667	43%
Non-Current Assets	<u>3,419,097</u>	<u>5,239,089</u>	<u>(1,819,992)</u>	<u>-35%</u>
Total Assets	<u>9,975,463</u>	<u>9,811,788</u>	<u>163,675</u>	<u>2%</u>
LIABILITIES				
Current Liabilities	1,046,453	1,434,694	(388,241)	-27%
Non-Current Liabilities	<u>288,029</u>	<u>310,528</u>	<u>(22,499)</u>	<u>-7%</u>
Total Liabilities	<u>1,334,482</u>	<u>1,745,222</u>	<u>(410,740)</u>	<u>-24%</u>
NET POSITION				
Net Investment in Capital Assets	2,967,050	3,189,000	(221,950)	-7%
Restricted	1,139,177	580,921	558,256	96%
Unrestricted	<u>4,534,754</u>	<u>4,296,645</u>	<u>238,109</u>	<u>6%</u>
Total Net Position	<u>\$ 8,640,981</u>	<u>\$ 8,066,566</u>	<u>\$ 574,415</u>	<u>7%</u>

FINANCIAL OPERATIONS HIGHLIGHTS

The increase in net position in 2019 of \$574,415 reflects the Agency's "gain" for 2019. The increase in net position of \$574,415 is due to fee and other revenue continuing to exceed expenses.

Administrative and grant income decreased by \$472,937 and \$626,987 respectively in 2019, as shown below. This was primarily the result of a decrease in the size of new projects and a reduced number of grants. Revenues for 2018 have been reclassified to conform to the 2019 presentation. There is no effect on the 2018 change in net position.

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SUMMARY OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	<u>2019</u>	<u>2018</u>	<u>\$ Change</u>	<u>% Change</u>
<u>REVENUES</u>				
Project Fees	\$ 516,842	\$ 989,779	\$ (472,937)	-48%
Administrative Fees	52,000	52,000	-	100%
Lease Income	506,580	479,005	27,575	100%
Interest Income	20,501	25,325	(4,824)	-19%
Grant Income	35,218	662,205	(626,987)	-95%
Miscellaneous Income	680	2,828	(2,148)	-76%
Total Revenues	<u>1,131,821</u>	<u>2,211,142</u>	<u>(1,079,321)</u>	<u>-49%</u>
<u>EXPENSES</u>				
Salaries and Benefits	223,191	269,456	(46,265)	-17%
Professional, Project and Consulting Fees	50,509	102,877	(52,368)	-51%
Advertising Fees	75,075	75,000	75	0%
Interest Expense	7,026	6,904	122	2%
Depreciation Expense	118,856	63,858	54,998	86%
Other Expenses	82,749	171,579	(88,830)	-52%
Total Expenses	<u>557,406</u>	<u>689,674</u>	<u>(132,268)</u>	<u>-19%</u>
Change in Net Position	<u>\$ 574,415</u>	<u>\$ 1,521,468</u>	<u>\$ (947,053)</u>	<u>-62%</u>

FINANCIAL STATEMENTS

The Agency's financial statements are prepared in accordance with generally accepted accounting principles, as promulgated by the Governmental Accounting Standards Board (GASB). The Agency is structured as a proprietary fund. It is a component unit of Sullivan County, New York because the County Legislature appoints the Agency's nine member board. Bonds issued through the Agency are not a liability of the County or the Agency, but remain the sole responsibility of the project developer. See the accompanying Notes to the Financial Statements.

CURRENTLY KNOWN FACTS, DECISIONS, AND CONDITIONS

In the spring of 2019, the Agency collected Payment in Lieu of Tax (PILOT) payments from its projects and distributed 100% of payments received to the local taxing jurisdictions. Over the last ten years the Agency has increased its PILOT distributions from \$3,860,505 in 2010 to \$6,484,962 in 2019.

During 2019 the Agency continued to engage the services of Partnership for Economic Development in Sullivan County, Inc. at an annual cost of \$75,000. The Agency provided funding for the regional economic development advocacy group Hudson Valley Pattern for Progress through its membership contribution in the amount of \$5,150.

Additionally, in 2019, the Agency was involved in the following projects:

- The administration of eight loans through the Agency's Rural Micro-entrepreneur Assistance Program (USDA).
- The administration of six loans to small local businesses through the Agency's Revolving Loan Fund Program.
- The administration of eighteen equipment lease agreements.
- The administration of one outstanding Industrial Development Bond, which is related to a not-for profit agency.
- The administration of 66 projects with Agency agreements, including 49 projects that made payments in lieu of taxes to the Agency and 29 projects that held valid sales tax exemption letters.

CONTACTING THE AGENCY'S MANAGEMENT

If you have any questions about this report or need additional information, contact Jennifer Flad, Executive Director, County of Sullivan Industrial Development Agency, at 548 Broadway, Monticello, NY 12701.

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
STATEMENT OF NET POSITION

As of December 31	2019
ASSETS	
Current Assets:	
Cash and Cash Equivalents	\$ 4,529,411
Restricted Cash	1,588,491
Accounts Receivable	37,019
Prepaid Expense	2,700
Notes Receivable - Current	72,344
Due from Federal Agency	314,401
Due from Related Party (Note VI)	<u>12,000</u>
Total Current Assets	<u>6,556,366</u>
Non-Current Assets:	
Notes Receivable (Note II)	141,578
Capital Assets	
Net of Accumulated Depreciation (Note IV)	<u>3,277,519</u>
Total Non-Current Assets	<u>3,419,097</u>
TOTAL ASSETS	<u>9,975,463</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	20,213
Accrued Payroll	8,863
Unearned Revenue	17,300
Project Escrow Liability	93,078
PILOT Escrow Liability	433,224
Sales Tax Escrow Liability	451,335
Current Portion of Note Payable (Note V)	<u>22,440</u>
Total Current Liabilities	<u>1,046,453</u>
Non-Current Liabilities:	
Note Payable (Note V)	<u>288,029</u>
TOTAL LIABILITIES	<u>1,334,482</u>
NET POSITION	
Net Investment in Capital Assets	2,967,050
Restricted	1,139,177
Unrestricted	<u>4,534,754</u>
TOTAL NET POSITION	<u><u>\$ 8,640,981</u></u>

See Notes to Financial Statements

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the Year Ended December 31

2019

Operating Revenues:	
Project Fees	\$ 516,842
Administrative Fees	52,000
Lease Income	506,580
Interest on Notes Receivable	8,924
Grant Income	35,218
Miscellaneous Income	680
Total Operating Revenues	<u>1,120,244</u>
Operating Expenses:	
Payroll and Benefits	223,191
Professional Fees and Service Contracts	35,267
Advertising	75,075
Travel, Meetings and Conferences	1,055
Consulting Services	11,589
Insurance	13,658
Dues and Subscriptions	13,757
Project Expenses	3,653
Rent and Storage	37,519
Repairs and Maintenance	1,355
Office Expense	15,405
Total Operating Expenses	<u>431,524</u>
Operating Income	<u>688,720</u>
Non-Operating Revenues (Expenses):	
Interest Income	11,577
Interest Expense	(7,026)
Depreciation Expense	(118,856)
Net Non-Operating Expenses	<u>(114,305)</u>
Change in Net Position	574,415
Net Position - Beginning	<u>8,066,566</u>
Net Position - Ending	<u>\$ 8,640,981</u>

See Notes to Financial Statements

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
STATEMENT OF CASH FLOWS

For the Year Ended December 31

2019

Cash Flows from Operating Activities	
Receipts from Providing Services	\$ 760,432
Receipts from Leases	121,605
Receipts from Grants	493,700
Receipts from Related Parties	62,000
Payments for Personal Services and Benefits	(260,617)
Payments to Contractors	(205,878)
Net Cash provided by Operating Activities	<u>971,242</u>
Cash Flows from Capital Financing Activities:	
Purchase of Fixed Assets	(207,375)
Principal and Interest Paid on Bonds	(29,061)
Net Cash used by Capital Financing Activities	<u>(236,436)</u>
Cash Flows from Investing Activities	
Interest Income	<u>11,577</u>
Net cash Provided by Investing Activities	<u>11,577</u>
Net Increase in Cash and Cash Equivalents	746,383
Cash and Cash Equivalents - Beginning	<u>5,371,519</u>
Cash and Cash Equivalents - Ending	<u>\$ 6,117,902</u>
Reconciliation of operating income to net cash provided by operating activities	
Operating Income	\$ 688,720
Changes in Assets and Liabilities:	
Accounts Receivable	81,459
Prepaid Expense	8,605
Due from State and Federal Agencies	458,482
Due from Related Party	10,000
Notes Receivable	112,681
Accounts Payable	10,583
Accrued Payroll	(2,159)
Unearned Revenue	(181,750)
Project Escrow Liabilities	50,000
PILOT Escrow Liabilities	(269,179)
Sales Tax Escrow Liabilities	<u>3,800</u>
Net Cash Provided by Operating Activities	<u>\$ 971,242</u>

See Notes to Financial Statements

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization and Purpose

The County of Sullivan Industrial Development Agency in Monticello, New York (the “Agency”) is a public benefit corporation established in 1970, under the terms of Article 18-A, “New York State Industrial Development Agency Act” of New York State general municipal law. The nine-member board is appointed by the legislature of Sullivan County. The Agency was established to promote and assist in acquiring or constructing various business and recreational facilities and, in the process, advance job opportunities, health, general prosperity and economic welfare of the people of Sullivan County.

The Agency’s function is to authorize the issuance of industrial revenue bonds and to provide property, mortgage, and sales tax exemptions, to private entities, in order to promote economic development. The Agency reviews and determines whether to recommend approval of those applicants wishing to obtain financing. The Agency receives application fees from applicants and closing fees from those accepted for industrial revenue financing, such fees are recorded when earned.

B. The Reporting Entity

The Agency is considered a component unit of the financial reporting entity known as Sullivan County, New York. Inclusion in the financial reporting entity, Sullivan County, New York, is determined based on financial accountability as defined by GASB Statement No. 14, “The Financial Reporting Entity,” as amended. Component units are legally separate entities for which Sullivan County, New York, is financially accountable. The Sullivan County Legislature appoints all of the Agency’s Board Members. This level of control meets the criteria for financial accountability as defined by GASB Statement No. 14, as amended.

C. Basis of Accounting

The financial statements of the Agency have been prepared in conformity with generally accepted accounting principles (GAAP), as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Under standards set by GASB, the Agency is considered a proprietary fund. Proprietary fund financial statements are prepared on the accrual basis of accounting, which records the financial effects of transactions and other events when these transactions and events occur. Revenues are recognized when they are earned and expenses are recognized when they are incurred. The measurement focus is the flow of economic resources.

D. Cash and Cash Equivalents

For the purpose of presenting the Statement of Cash Flows, the Agency considers all demand deposits, time and savings accounts, and certificates of deposit with an original maturity of three months or less, to be cash or cash equivalents.

The Agency has adopted an investment policy in accordance with public authority law which is re-affirmed annually. Such policy defines the Agency’s investment objectives, authorization and collateralization procedures and monitoring of compliance with stated policies. As described below, the Agency is in compliance with such policies.

Agency monies are deposited in FDIC insured commercial banks or trust companies located within the State. The Agency is authorized to use demand deposit, time and money market savings accounts and certificates of deposit. Governmental Accounting Standards Board Statement No. 40 *Deposits and Investment Risk Disclosure*, directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance, or collateralized by securities held by the Agency or its agent in the Agency’s name. The Agency’s cash balances were fully collateralized with securities held by the Agency’s third party custodian and not subject to custodial credit risk.

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Capital Assets

The Agency records capital assets at historical cost and depreciates the assets on a straight-line basis over their estimated useful life of 5-40 years. The Agency also has leased equipment that is depreciated on a straight-line basis over the life of the lease ranging from 8-40 years.

F. Equity Classification

Equity is classified as net position and displayed in three components:

Net investment in capital assets – Consist of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds attributable to acquisition, construction or improvement of those assets, increased by deferred outflows of resources and costs incurred to obtain such financing, and decreased by deferred inflows of resources and un-amortized cost reimbursements.

Restricted – Consist of assets with constraints placed on their use either by (1) external groups such as creditors, grantors, or laws or regulations of the governments; or (2) law through constitutional provisions or enabling legislation; or (3) cash and cash equivalents that are restricted for capital asset acquisition.

Unrestricted net position – All other net assets that do not meet the definition of “restricted” or “net investment in capital assets”.

G. Use of Estimates

The preparation of basic financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

H. Subsequent Events

The Agency evaluated subsequent events for disclosure and/or recognition in the financial statements from December 31, 2019, and through April 13, 2020, the date on which the financial statements were available for issuance.

II. NOTES RECEIVABLE

Notes receivable consist of amounts due from various business entities within Sullivan County. The purpose of these notes is to help local businesses expand and develop by providing funding for purchases of business assets and/or working capital. Funding sources include the Agency’s revolving loan fund and the United States Department of Agriculture Rural Microentrepreneur Assistance Program. See Long Term Debt, Note V.

A schedule of notes receivable at December 31, 2019 is as follows:

	Beginning Balance	Additions	Payments	Ending Balance	Current Portion
BHFM, Inc.	\$ 44,668	\$ -	\$ (9,435)	\$ 35,233	\$ 9,819
Jane Axamethy	5,216	-	(3,096)	2,120	2,120
Justin Sutherland	28,798	-	(6,930)	21,868	7,212
Appel	57,855	-	(10,092)	47,763	10,503
Salt and pepper the kitchen	35,264	-	(14,177)	21,087	14,758
Jeff Sanitation	32,815	-	(9,915)	22,900	10,322
Catskill Distillery	34,329	-	(4,789)	29,540	4,967
Kranky Pants	6,422	-	(6,422)	-	-
Pro Media Inc.	2,795	-	-	2,795	-
Prohibition Distillery Inc.	26,150	-	(7,288)	18,862	7,584
Red Cottage	11,349	-	(5,849)	5,500	3,352
Riverside	20,738	-	(20,738)	-	-
Samba Café	7,650	-	(1,396)	6,254	1,705
Total Receivables	<u>\$ 314,049</u>	<u>\$ -</u>	<u>\$ (100,127)</u>	<u>\$ 213,922</u>	<u>\$ 72,344</u>

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS

III. LEASES

Equipment Leases

The Agency has entered into 19 lease agreements with several companies in which the Agency purchased equipment to be used by the lessee. The lessees will pay monthly payments in various amounts over the course of the leases. Upon expiration of the lease terms, the lessees have the option to purchase the equipment for various amounts. The equipment is included in Capital Assets described in Note IV and has a net book value of \$1,720,247.

Property Lease

The Agency has entered into a lease agreement for a property constructed by the Agency through various federal, State and local grants. The lease agreement runs from 2018 through 2028 with no payments required during the first year, and escalating rent increases in subsequent years. The property is included in Capital Assets described in Note IV and has a net book value of \$1,553,514. The Agency received \$5,250 in lease income for the year ended December 31, 2019.

The future minimum lease payments to be received by the Agency under the terms of the agreement are as follows:

Year ended December 31,	
2020	\$ 7,875
2021	11,813
2022	17,063
2023	15,750
2024	21,000
2025-2028	84,000
	<u>\$ 157,500</u>

IV. CAPITAL ASSETS

Capital asset balances and activity for the year ended December 31, 2019 were as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Buildings and Improvements	\$ 1,596,177	\$ 7,408	\$ -	\$ 1,603,585
Equipment	1,794,675	199,967	-	1,994,642
	3,390,852	207,376	-	3,598,227
Less: Accumulated Depreciation	(201,852)	(118,856)	-	(320,708)
Capital Assets, Net	<u>\$ 3,189,000</u>	<u>\$ 88,519</u>	<u>\$ -</u>	<u>\$ 3,277,519</u>

Depreciation was recorded in the amount of \$118,856 for the year ended December 31, 2019. The leased assets constitute \$3,582,784 of the total cost, \$309,023 of total accumulated depreciation, resulting in net book value of \$3,273,761 for the year ended December 31, 2019.

V. LONG TERM DEBT

The Agency entered into an agreement with the United States Department of Agriculture ("USDA") to create a Rural Microloan Revolving Fund ("RMRF"), which will provide loans to local eligible businesses. The funds drawn down from the USDA, which must be used to capitalize a Rural Microentrepreneur Assistance Program ("RMAP"), are in the form of a loan that must be repaid to the USDA in the amount of \$440,000. The Agency has given the USDA a security interest in any cash proceeds, loans receivable and the assets backing those loans. The Agency maintains separate bank accounts for receipt of these funds and a loan loss reserve account, amounting to \$365,297 at December 31, 2019 and are included in Restricted Cash. The outstanding loan balance accrues interest at 2% per annum and must be repaid in equally amortized monthly payments of principal and interest over a period not to exceed 20 years. The first payment, consisting of principal and interest, was due in May 2014.

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS

V. LONG TERM DEBT (CONTINUED)

The changes in the Agency's long term debt during the year ended December 31, 2019 were summarized as follows:

Loan	Beginning Balance	Issued/ Earned	Redeemed/ Paid	Ending Balance	Current Portion
USDA loan	\$ 332,504	\$ -	\$ 22,035	\$ 310,469	\$ 22,440

The following is a summary of the Agency's future debt service requirements:

Year ended December 31,	Principal	Interest	Total
2020	\$ 22,440	\$ 6,004	\$ 28,445
2021	22,893	5,551	28,445
2022	23,356	5,089	28,445
2023	23,827	4,618	28,445
2024	24,308	4,137	28,445
2025-2029	129,100	13,125	142,225
2030-2034	64,545	1,566	66,111
	<u>\$ 310,469</u>	<u>\$ 40,091</u>	<u>\$ 350,560</u>

VI. CONDUIT DEBT – INDUSTRIAL DEVELOPMENT REVENUE BONDS

To further economic development in the County, the Agency has issued bonds that provide capital financing to a not-for-profit entity for the acquisition and construction of service facilities. The properties financed are pledged as collateral, and the bonds are payable solely from payment received from the not-for-profit entity on the underlying mortgage or promissory notes. In addition, no commitments beyond the collateral, the payments from the not-for-profit entity, and maintenance of the tax-exempt status of the conduit debt obligation were extended by the Agency for any of those bonds. At December 31, 2019, the bonds were paid in full.

VII. RELATED PARTY TRANSACTIONS

Members of the board of directors of the Agency are also the members of the boards of the Sullivan County Infrastructure Local Development Corporation (the "SCILDC") and the Sullivan County Funding Corporation (the "SCFC"), therefore each entity is considered a related party with the other entities. The Agency provides administrative services to both SCILDC and SCFC and has an annual professional service contract with them. Expenses under the service contract totaled \$12,000 and \$40,000 for the year ended December 31, 2019 for SCILDC and SCFC respectively. Due from related parties totaled \$12,000 and \$0 for the year ended December 31, 2019 for SCILDC and SCFC respectively.

VIII. SUBSEQUENT EVENTS

Subsequent to December 31, 2019, local, U.S., and world governments have encouraged self-isolation to curtail the spread of the global pandemic, coronavirus disease (COVID-19), by mandating temporary work stoppage in many sectors and imposing limitations on travel and size and duration of group meetings. There is unprecedented uncertainty surrounding the duration of the pandemic, its potential economic ramifications, and any government actions to mitigate them. The Agency exists to provide support for economic development. Management has advised staff to work remotely as a response to current NYS on Pause regulations. Accordingly, while management cannot quantify the financial and any other impacts to the Agency as of April 13, 2020, management does not believe that a material impact on the Agency's financial position and results of future operations is reasonably possible.

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

IX. NEW REPORTING STANDARDS

In June of 2017, GASB issued Statement No. 87, *Leases*. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow or resources. The requirements of GASB 87 are effective for periods beginning after December 15, 2019. The Agency has not evaluated the effect of GASB 87 on its financial statements.

In May 2019, GASB issued Statement 91, *Conduit Debt Obligations*. This Statement clarifies the existing definition of a conduit debt obligation, the obligors and the accounting and financial reporting of commitments related thereto. The Agency has implemented this standard for the year ended December 31, 2019. There has been no effect on net position as a result of this implementation.

GASB has also issued Statements 89, 90 and 92, none of which are expected to have any substantive effects on the Agency's net position.

OTHER SUPPLEMENTARY INFORMATION

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF CONDUIT DEBT
DECEMBER 31, 2019

Project Name	Original Issue Amount	Original Issue Date	Interest Rate	Outstanding Balance December 31, 2018	New Issue 2019	Principal Payments 2019	Outstanding Balance December 31, 2019	Final Maturity Date
Crystal Run Village	\$ 1,980,000	6/1/2006	4.90%	\$ 235,000	\$ -	\$ (235,000)	-	7/1/2021

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF SUPPLEMENTARY INFORMATION
DECEMBER 31, 2019

Project Name	Total amounts without exemption			Payments in Lieu of Taxes		FULL-TIME EQUIVALENT JOBS CREATED AND RETAINED:					
				(PILOTS):		# FTEs	Original	Original	# of FTE		
					before	Estimate of	Estimate of	Current	Construction	Net	
	Sales Tax	Real Property Tax	Mortgage Tax	2019	IDA status	Jobs to be Created	Jobs to be Retained	# of FTEs	Jobs during fiscal year	Employment Change	
457 Equities Monticello Corporation	\$ -	\$ 56,554.63	\$ -	\$ 41,724.12	4	20	4	36	10	32	
Addenbrooke	-	67,157	-	40,089	14	8	14	40	-	26	
Adelaar Developer	160,491	51,600	-	39,237	-	350	-	278	74	278	
Amytra Development	620,656	-	-	-	-	24	-	4	70	4	
Be Neet LLC / Jeff Sanitation	-	20,125	-	13,536	10	3	10	13	-	3	
Beaverkill Studio, Inc.	-	17,828	-	15,216	1	3	1	3	-	2	
Bethel Performing Arts Center	-	-	-	69,677	-	15	-	92	-	92	
BRR Brothers III LLC	2,809	45,435	30,000	28,363	3	7	3	6	-	3	
Canopy Liberty LLC	-	144,230	-	91,947	-	3	-	1	-	1	
Catskill Distilling Co. Ltd.	-	57,159	-	17,159	-	2	-	6	-	6	
Catskill Hospitality Holding LLC	40,322	-	-	-	-	12	-	-	12	-	
Center One Holdings LLC	-	51,474	15,000	38,334	-	15	-	-	-	-	
Chapin Hospitality Group, LLC	**	-	-	-	-	-	-	**	**	**	
Crystal Run Village, Inc.	-	-	-	-	60	-	60	163	-	103	
DC Fabrication	-	19,287	-	10,477	-	3	-	5	-	5	
Deb El Food Products LLC	10,040	50,020	-	66,718	10	10	10	114	-	104	
Dimifini-Fallsburg LLC	-	29,272	-	25,206	68	4	68	300	7	232	
Doetsch Family II LLC	14,527	-	-	-	-	13	-	1	3	1	
Doetsch Family III LLC	-	-	-	-	-	-	-	-	4	-	
Ella Ruffo LLC	-	15,982	-	5,768	-	3	-	2	-	2	
Empire Resorts Real Estate I LLC	554,262	109,814	-	146,565	-	55	-	-	46	-	
Empire Resorts Real Estate II LLC	424,503	16,339	-	45,802	-	63	-	21	32	21	
EPT Concord II	4,771	259,324	-	348,539	-	520	-	1	-	1	
Forestburgh Hospitality	2,884	-	-	-	-	12	-	2	6	2	
Four Goats, LLC.	-	31,226	-	21,976	-	15	-	14	2	14	
Hudsut LLC	-	32,012	-	19,977	-	10	-	4	-	4	
Ideal Snacks Coprporation	-	559,670	-	446,095	50	10	50	382	-	332	
International Contractors Cop/ Jam Two LLC	-	16,391	-	11,458	4	2	4	6	5	2	

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF SUPPLEMENTARY INFORMATION (CONTINUED)
DECEMBER 31, 2019**

Project Name	Total amounts without exemption			Payments in Lieu of Taxes (PILOTS):							FULL-TIME EQUIVALENT JOBS CREATED AND RETAINED:		
				2019	# FTEs before IDA status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	Current # of FTEs	# of FTE Construction Jobs during fiscal year	Net Employment Change			
	Sales Tax	Real Property Tax	Mortgage Tax										
Kaufman	\$ -	\$ 15,244	\$ -	\$ 12,724	9	6	9	13	-	4			
Kohl's Department Stores	-	700,979	-	594,168	-	500	-	354	-	354			
Loughlin & Billig	-	12,201	-	11,573	30	15	30	25	-	(5)			
Madasa	-	18,621	-	10,526	-	6	-	1	-	1			
Metallized Carbon Corporation	-	39,523	-	6,601	-	10	-	12	-	12			
Millennium Pipeline Company	-	1,464,439	-	742,665	-	17	-	-	-	-			
Mogenaveland (Bethel)	-	185,102	-	52,450	9	-	9	38	-	29			
Mogenavland (Tusten)	-	96,008	-	21,604	9	-	9	39	-	30			
Montreign Operating Company	81,514	5,976,030	-	1,984,736	-	1,050	-	1,212	54	1,212			
Mountain Pacific	-	152,152	-	131,112*	20	20	20	1	-	(19)			
Nonni's Acquisition Company	-	116,240	-	116,783	-	14	-	45	-	45			
NY Delaware I LLC	-	-	-	20,000	-	-	-	-	-	-			
NY Delaware II LLC	8,175	-	-	-	-	-	-	-	29	-			
NY Delaware III, LLC	9,100	-	-	-	-	-	-	-	13	-			
NY Delaware IV, LLC	3,619	-	-	-	-	-	-	-	13	-			
NY Delaware V, LLC	6,353	-	-	-	-	-	-	-	13	-			
NY Delaware VI, LLC	4,207	-	-	-	-	-	-	-	14	-			
NY Liberty I LLC	14,494	-	-	-	-	-	-	-	33	-			
NY Thompson I LLC	7,256	-	-	-	-	-	-	-	25	-			
NY Thompson II LLC	12,012	-	28,813	-	-	-	-	-	25	-			
NY Tusten I, LLC	7,479	-	-	-	-	-	-	-	33	-			
Peck's Market of Jeffersonville	-	25,508	-	20,453	8	8	8	21	-	13			
Pestech Exterminating	-	18,748	-	13,014	10	4	10	57	-	47			
Poley Paving Corp.	-	54,741	-	25,970	8	4	8	-	-	(8)			
Regency Manor Senior Housing	-	134,474	-	17,776	-	3	-	-	-	-			
RHH Land	-	70,591	-	46,123	-	6	-	17	-	17			
Rock Meadow Partners	650	41,306	-	6,595	-	4	-	5	-	5			
SPT IVEY 61 Emerald MOB LLC	-	556,252	-	304,443	-	200	-	232	-	232			

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF SUPPLEMENTARY INFORMATION (CONTINUED)
DECEMBER 31, 2019**

Project Name	Total amounts without exemption			Payments in Lieu	FULL-TIME EQUIVALENT JOBS CREATED AND RETAINED:					
				of Taxes						
				(PILOTS):	# FTEs	Original	Original	# of FTE		
				before	Estimate of	Estimate of	Current	Construction	Net	
	Sales Tax	Real Property Tax	Mortgage Tax	2019	IDA	Jobs to be	Jobs to be	# of	Jobs during	Employment
					status	Created	Retained	FTEs	fiscal year	Change
Sullivan County Community College Dormitory	\$ -	\$ -	\$ -	\$ -	-	9	-	2	-	2
Sullivan Property Acquisitions LLC	-	91,062	-	32,974	-	250	-	-	-	-
Sullivan Resorts LLC	50,168	-	-	-	-	25	-	6	16	6
The Center for Discovery Inc.	-	-	-	25,000	-	-	-	10	-	10
Theowins LLC	-	28,609	-	13,436	5	4	5	22	15	17
Tiv Leivov LLC	-	16,073	-	8,901	-	3	-	3	-	3
Turtlehead Enterprises	-	26,696	-	14,405	-	6	-	4	-	4
Veria Lifestyle, Inc. (Infrastructure)	4,231	314,857	-	181,680	-	-	-	-	-	-
Veria Lifestyle, Inc. (Wellness Center)	362	1,538,352	-	77,863	-	200	-	132	-	132
Veteran NY Sturgis 55 LLC	-	44,497	-	27,898	-	12	-	14	-	14
Villa Roma	7,164	406,202	-	377,830	-	200	-	240	6	240
West Delaware Associates	-	506,369	-	160,000	-	2	-	1	-	1
Woodridge Family Restaurant	-	12,543	-	7,264	-	9	-	1	-	1
Yasgur Road Productions LLC	28,269	-	-	-	-	7	-	-	10	-

*PILOT amount for 2019 is outstanding as of the date of this report.

**Tax amounts and employment numbers were unavailable at the time of the audit.

OTHER REPORTING REQUIRED BY
GOVERNMENT AUDITING STANDARDS



LIMITED LIABILITY PARTNERSHIP
CERTIFIED PUBLIC ACCOUNTANTS BUSINESS DEVELOPMENT CONSULTANTS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Board of Directors
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the County of Sullivan Industrial Development Agency (the "Agency"), a component unit of Sullivan County, New York, as of and for the years ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated April 13, 2020.

Internal Control Over Financial Reporting

In planning and performing our audits of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or combination of deficiencies, in internal control, that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audits we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

rbicpas.com

11 Racquet Road
Newburgh, NY 12550
T: (845) 567-9000
F: (845) 567-9228

2678 South Road, Suite 101
Poughkeepsie, NY 12601
T: (845) 485-5510
F: (845) 485-5547

P.O. Box 209
51 Sullivan Street
Wurtsboro, NY 12790
T: (845) 888-5656
F: (845) 888-2789

340 Madison Avenue
19th Floor
New York, NY 10173
T: (718) 772-0850
F: (718) 772-0851

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RBT CPAs, LLP

Newburgh, New York
April 13, 2020

County of Sullivan Industrial Development Agency
Report to the Board of Directors
December 31, 2019



LIMITED LIABILITY PARTNERSHIP
CERTIFIED PUBLIC ACCOUNTANTS BUSINESS DEVELOPMENT CONSULTANTS

April 13, 2020

Board of Directors
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, NY 12701

Attention: Board of Directors

We are pleased to present this report related to our audit of the financial statements of the County of Sullivan Industrial Development Agency (the "Organization") as of and for the year ended December 31, 2019. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for Organization's financial reporting process.

This report is intended solely for the information and use of the Board of Directors and management, and is not intended to be, and should not be, used by anyone other than these specified parties. It will be our pleasure to respond to any questions you have about this report. We appreciate the opportunity to continue to be of service to the Organization.

Sincerely,

RBTCpas, LLP

Thomas P. Kennedy, CPA
Partner

rbtcpas.com

11 Racquet Road
Newburgh, NY 12550
T: (845) 567-9000
F: (845) 567-9228

2678 South Road, Suite 101
Poughkeepsie, NY 12601
T: (845) 485-5510
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Required Communications

Generally accepted auditing standards (AU-C 260, *The Auditor's Communication With Those Charged With Governance*) require the auditor to promote effective two-way communication between the auditor and those charged with governance. Consistent with this requirement, the following summarizes our responsibilities regarding the financial statement audit as well as observations arising from our audit that are significant and relevant to your responsibility to oversee the financial reporting process.

Area	Comments
Our Responsibilities With Regard to the Financial Statement Audit	Our responsibilities under auditing standards generally accepted in the United States of America have been described to you in our arrangement letter dated January 2, 2020. Our audit of the financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.
Overview of the Planned Scope and Timing of the Financial Statement Audit	We have issued a separate communication dated January 2, 2020 regarding the planned scope and timing of our audit and identified significant risks.
Accounting Policies and Practices	<p>Preferability of Accounting Policies and Practices</p> <p>Under generally accepted accounting principles, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice.</p> <p>Adoption of, or Change in, Accounting Policies</p> <p>Management has the ultimate responsibility for the appropriateness of the accounting policies used by the Organization. The Organization did not adopt any significant new accounting policies, nor have there been any changes in existing significant accounting policies during the current period.</p> <p>Significant or Unusual Transactions</p> <p>We did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.</p> <p>Management's Judgments and Accounting Estimates</p> <p>Summary information about the process used by management in formulating particularly sensitive accounting estimates and about our conclusions regarding the reasonableness of those estimates is in the attached Summary of Significant Accounting Estimates.</p>
Basis of Accounting	The financial statements were prepared on the assumption that the Organization will continue as a going concern.
Audit Adjustments	Audit adjustments, other than those that are clearly trivial, proposed by us and recorded by the Organization are shown in the attached Summary of Recorded Audit Adjustments.
Uncorrected Misstatements	We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.
Disagreements With Management	We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit, or significant disclosures to be included in the financial statements.
Consultations With Other Accountants	We are not aware of any consultations management had with other accountants about accounting or auditing matters.

Area	Comments
Significant Issues Discussed With Management	No significant issues arising from the audit were discussed or the subject of correspondence with management.
Significant Difficulties Encountered in Performing the Audit	We did not encounter any significant difficulties in dealing with management during the audit.
Letter Communicating Management Suggestions	We have separately communicated the management suggestions over financial reporting identified during our audit of the financial statements, and this communication is attached as Exhibit A.
Significant Written Communications Between Management and Our Firm	Copies of significant written communications between our firm and the management of the Organization, including the representation letter provided to us by management, are attached as Exhibit B.

Summary of Recorded Audit Adjustments

Description	Net Effect-Increase (Decrease)				
	Assets	Liabilities	Equity	Revenue	Expense
Total Effect				\$ (107,929)	\$ 135,737
Balance Sheet Effect	\$ (417,140)	\$ (173,473)	\$ (243,666)		

The amounts above reflect the net increases/(decreases) to the indicated account classes as a result of 11 entries proposed during our audit procedures. Equity decreased by \$243,666 as a result of revenues decreasing by \$107,929 and expenses increasing by \$135,737. Assets decreased by \$417,140 and liabilities decreased by \$173,473, correspondingly resulting in the \$243,666 decrease in equity. These entries have been reviewed and accepted by Jennifer Flad, Executive Director.

Exhibit A - Letter Communicating Management Suggestions



LIMITED LIABILITY PARTNERSHIP
CERTIFIED PUBLIC ACCOUNTANTS BUSINESS DEVELOPMENT CONSULTANTS

April 13, 2020

Board of Directors
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, NY 12701

This letter includes comments and suggestions with respect to matters that came to our attention in connection with our audit of the financial statements of the County of Sullivan Industrial Development Agency (the "Organization") as of and for the year ended December 31, 2019. These items are offered as constructive suggestions to be considered part of the ongoing process of modifying and improving the Organization's practices and procedures.

We consider the following to be management suggestions:

Information Technology

RBT noted that the passwords for QuickBooks and computers are not updated regularly. RBT recommends that the Organization look into a password feature for bank accounts and QuickBooks, and update their passwords every 90 days.

Accounts Payable

During inquiries and testing, RBT noted that the Organization does not completely use the Accounts Payable module. RBT recommends that the Organization record invoices received in the subsequent year for current year purchases through the Accounts Payable module.

Capitalization

The Organization has not adopted a capitalization policy and does not maintain a fixed asset schedule. RBT recommends that the Board adopt a capitalization policy and maintain a fixed asset schedule, calculate depreciation expense, and record fixed asset additions and depreciation expense into QuickBooks on an annual basis.

Board Meetings

During inquiries, RBT noted that the minutes do not contain documentation of the Board's review and approval of the Organization's financial reports. RBT recommends the Board document its review and approval of the Organization's financial reports in the minutes.

rbtcps.com

11 Racquet Road
Newburgh, NY 12550
T: (845) 567-9000
F: (845) 567-9228

2678 South Road, Suite 101
Poughkeepsie, NY 12601
T: (845) 485-5510
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19th Floor
New York, NY 10173
T: (718) 772-0850
F: (718) 772-0851

County of Sullivan Industrial Development Agency
Report to the Board of Directors
April 13, 2020

This communication is intended solely for the information and use of the Organization and management and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

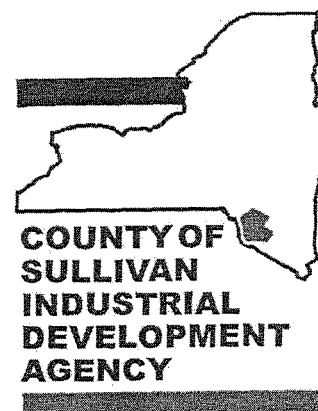
RBT CPAs, LLP

A handwritten signature in black ink, appearing to be 'TK' or similar, written over a horizontal line.

Thomas P. Kennedy, CPA
Partner

**Exhibit B - Significant Written Communications Between Management
and Our Firm**

548 Broadway
Monticello, NY 12701
(845) 428-7575
(845) 428-7577 FAX
TTY 711



April 13, 2020

RBT, CPAs, LLP
11 Racquet Road
Newburgh, NY, 12550

This representation letter is provided in connection with your audit of the financial statements of the County of Sullivan Industrial Development Agency (the "Agency"), a component unit of Sullivan County, New York, which comprise the Agency's respective financial position as of December 31, 2019, and the respective changes in financial position and cash flows for the year then ended, and the related notes to the financial statements, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

We confirm, to the best of our knowledge and belief, as of April 13, 2020, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit arrangement letter dated January 2, 2020, for the preparation and fair presentation of the financial statements referred to above in accordance with U.S. GAAP.
2. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
4. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable and reflect our judgment based on our knowledge and experience about past and current events, and our assumptions about conditions we expect to exist and courses of action we expect to take.
5. Related-party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
6. All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
7. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
8. There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed by the Accounting Standards Codification (ASC) subtopic 450-20 and/or GASB Statement No.10.

9. There are no un-asserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with Accounting Standards Codification (ASC) subtopic 450-20 and/or GASB Statement No.10.
10. We have no direct or indirect, legal or moral obligation for any debt of any organization, public or private, that is not disclosed in the financial statement.
11. To the best of our knowledge, we have satisfactory title to all owned assets.
12. We have complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance. In connection therewith, we specifically represent that we are responsible for determining that we are not subject to the requirements of the Single Audit Act, because we have not received, expended, or otherwise been the beneficiary of the required amount of federal awards during the period of this audit.
13. Net positions are properly classified and, when applicable, approved.
14. Capital assets, including infrastructure assets, are properly capitalized, reported, and depreciated.
15. We have no knowledge of any uncorrected misstatements in the financial statements.

Information Provided

16. We have provided you with:
 - a. Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d. Minutes of the meetings of the governing board and committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.
17. All transactions have been recorded in the accounting records and are reflected in the financial statements.
18. We have disclosed to you the results of our assessment of risk that the financial statements may be materially misstated as a result of fraud.
19. We have no knowledge of allegations of fraud, or suspected fraud, affecting the entity's financial statements involving:
 - a. Management.
 - b. Employees who have significant roles in the internal control.
 - c. Others where the fraud could have a material effect on the financial statements.
20. We have no knowledge of any allegations of fraud or suspected fraud affecting the entity's financial statements received in communications from employees, former employees, analysts, regulators, short sellers, or others.
21. We have no knowledge of noncompliance or suspected noncompliance with laws and regulations whose effects should be considered when preparing financial statements.

22. We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
23. We have disclosed to you the identity of the entity's related parties and all the related-party relationships and transactions of which we are aware.
24. We are not aware of any significant deficiencies, including material weaknesses, in the design or operation of internal controls that could adversely affect the Agency's ability to record, process, summarize, and report financial data.
25. We are not aware of any communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
26. During the course of your audit, you may have accumulated records containing data that should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.

Supplementary Information

27. With respect to supplementary information presented in relation to the financial statements as a whole:
 - a. We acknowledge our responsibility for the presentation of such information.
 - b. We believe such information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.
28. With respect to the Management's Discussion and Analysis (MD&A), Schedule of Indebtedness, and Schedule of Supplementary Information presented as required by the Governmental Accounting Standards Board to supplement the basic financial statements:
 - a. We acknowledge our responsibility for the presentation of such required supplementary information.
 - b. We believe that such required supplementary information is measured and presented in accordance with guidelines prescribed by accounting principles generally accepted in the United States of America.
 - c. The methods of measurement or presentation have not changed from those used in the prior period.

Compliance Considerations

In connection with your audit, conducted in accordance with *Government Auditing Standards*, we confirm that management:

29. Is responsible for the preparation and fair presentation of the financial statements in accordance with the applicable financial reporting framework.
30. Is responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to the Agency.
31. Has identified and disclosed to the auditor any instances, which have occurred or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that would have a material effect on the

financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.

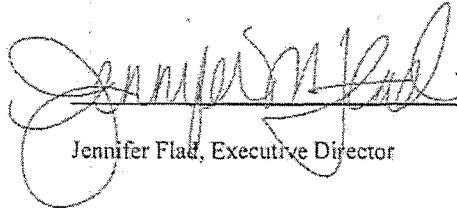
32. Has identified and disclosed to the auditor any instances that have occurred, or are likely to have occurred, of noncompliance with provisions of contracts and grant agreements that have material effect on the determination of financial statement amounts.
33. Has identified and disclosed to the auditor any instances that have occurred, or are likely to have occurred, of abuse that could be quantitatively or qualitatively material to the financial statements.
34. Is responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
35. Acknowledges its responsibility for the design, implementation and maintenance of internal controls to prevent and detect fraud.
36. Has taken timely and appropriate steps to remedy fraud; noncompliance with provisions of laws, regulations, contracts and grant agreements; or abuse that the auditor reports.
37. Has a process to track the status of audit findings and recommendations.
38. Has identified for the auditor previous audits, attestation engagements and other studies related to the audit objectives and whether related recommendations have been implemented.
39. Acknowledges its responsibilities as it relates to non-audit services performed by the auditor, including a statement that it assumes all management responsibilities; that it oversees the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge or experience; that it evaluates the adequacy and results of the services performed; and that it accepts responsibility for the results of the services.

Signed:



Ira Steingart, Chairman

Signed:



Jennifer Flad, Executive Director

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 05/19/2020
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Information:

Question		Response	URL (If Applicable)
1.	Does the Authority have procurement guidelines?	Yes	http://www.sullivanida.com/by-laws-policies/procurement-policy/
2.	Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3.	Does the Authority allow for exceptions to the procurement guidelines?	No	
4.	Does the Authority assign credit cards to employees for travel and/or business purchases?	Yes	
5.	Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6.	Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	No	
7.	Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8.	Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a.	If Yes, was a record made of this impermissible contact?		
9.	Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

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Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 05/19/2020
 Status: UNSUBMITTED
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Procurement Transactions Listing:

1. Vendor Name	ASICS by WTM	Address Line1	3 Neptune Road
Type of Procurement	Consulting Services	Address Line2	Suite A31B
Award Process	Non Contract Procurement/Purchase Order	City	POUGHKEEPSIE
Award Date		State	NY
End Date		Postal Code	12601
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$6,435.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	accounting consulting services

2. Vendor Name	Blefa Kegs Inc.	Address Line1	182 Jefferson Pike
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	LA VERGNE
Award Date		State	TN
End Date		Postal Code	37086
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$8,863.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	equipment purchased for grant to lease program

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 05/19/2020
 Status: UNSUBMITTED
 Certified Date : N/A

3. Vendor Name	Cooper Arias LLP	Address Line1	892 Route 17B
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	MONGAUP VALLEY
Award Date	1/9/2017	State	NY
End Date	12/31/2019	Postal Code	12762
Fair Market Value	\$22,500.00	Plus 4	
Amount	\$22,500.00	Province/Region	
Amount Expended For Fiscal Year	\$9,200.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	yearly auditing services

4. Vendor Name	Garigliano Law Offices LLP	Address Line1	449 Broadway
Type of Procurement	Legal Services	Address Line2	PO Drawer 1069
Award Process	Non Contract Procurement/Purchase Order	City	MONTICELLO
Award Date		State	NY
End Date		Postal Code	12701
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$37,592.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal services, including 1) work performed directly for the benefit of the Agency, and 2) project-related work paid for by the Agency and reimbursed by the projects to the Agency

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

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 Status: UNSUBMITTED
 Certified Date : N/A

5. Vendor Name	Harris Beach PLLC	Address Line1	677 Broadway
Type of Procurement	Legal Services	Address Line2	Suite 101
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12207
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$14,960.41	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal services, including 1) work performed directly for the benefit of the Agency and 2) work performed for related parties, paid for by the Agency, and reimbursed by the related parties to the Agency

6. Vendor Name	Harris Beach PLLC	Address Line1	677 Broadway
Type of Procurement	Legal Services	Address Line2	Suite 101
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	10/2/2019	State	NY
End Date		Postal Code	12207
Fair Market Value	\$5,000.00	Plus 4	
Amount	\$5,000.00	Province/Region	
Amount Expended For Fiscal Year	\$5,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Project-related legal services paid for by the Agency and reimbursed by the projects to the Agency

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

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 Status: UNSUBMITTED
 Certified Date : N/A

7. Vendor Name	Mike Preis Inc.	Address Line1	PO Box 280
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	CALLICOON
Award Date		State	NY
End Date		Postal Code	12723
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$12,316.57	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	agency insurance

8. Vendor Name	New Southern Tier Title Agency LLC	Address Line1	548 Broadway
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	MONTICELLO
Award Date		State	NY
End Date		Postal Code	12701
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$32,400.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	office rent

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

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 Status: UNSUBMITTED
 Certified Date : N/A

9. Vendor Name	Ninth Planet Beverage Solutions	Address Line1	1795 Riverside Dr.
Type of Procurement	Other	Address Line2	Apt. 4C
Award Process	Non Contract Procurement/Purchase Order	City	NEW YORK
Award Date		State	NY
End Date		Postal Code	10034
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$164,350.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	equipment purchased for grant to lease program

10. Vendor Name	Partnership for Economic Development in Sullivan County Inc.	Address Line1	196 Bridgeville Road
Type of Procurement	Other Professional Services	Address Line2	Suite 2
Award Process	Authority Contract - Non-Competitive Bid	City	MONTICELLO
Award Date	1/1/2018	State	NY
End Date	12/31/2020	Postal Code	12701
Fair Market Value	\$75,000.00	Plus 4	
Amount	\$225,000.00	Province/Region	
Amount Expended For Fiscal Year	\$75,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	promotion services

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 05/19/2020
 Status: UNSUBMITTED
 Certified Date : N/A

11. Vendor Name	Philadelphia Insurance Companies	Address Line1	PO Box 280
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	CALLICOON
Award Date		State	NY
End Date		Postal Code	12723
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,205.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	agency insurance

12. Vendor Name	Quality Tank Solutions	Address Line1	652 Armour Road
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	OCONOMOWOC
Award Date		State	WI
End Date		Postal Code	53066
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$20,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	equipment purchased for grant to lease program

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 05/19/2020
 Status: UNSUBMITTED
 Certified Date : N/A

13. Vendor Name	Quality Tank Solutions	Address Line1	652 Armour Road
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	OCONOMOWOC
Award Date	4/16/2018	State	WI
End Date		Postal Code	53066
Fair Market Value	\$202,111.00	Plus 4	
Amount	\$202,111.00	Province/Region	
Amount Expended For Fiscal Year	\$6,354.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	equipment purchased for grant to lease program

14. Vendor Name	Shepstone Management Company	Address Line1	100 Fourth Street
Type of Procurement	Other Professional Services	Address Line2	Suite 33
Award Process	Non Contract Procurement/Purchase Order	City	HONESDALE
Award Date		State	PA
End Date		Postal Code	18431
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$8,625.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	project cost-benefit analyses

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 05/19/2020
 Status: UNSUBMITTED
 Certified Date : N/A

15. Vendor Name	Triple R Development	Address Line1	200 Smith Lane
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	GRAHAMSVILLE
Award Date	12/21/2018	State	NY
End Date		Postal Code	12740
Fair Market Value	\$8,627.00	Plus 4	
Amount	\$8,627.00	Province/Region	
Amount Expended For Fiscal Year	\$7,250.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	construction of building improvements

Additional Comments

Investment Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date : 05/19/2020
Status: UNSUBMITTED
Certified Date: N/A

Investment Information

Question		Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	www.sullivanida.com
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	www.sullivanida.com
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	www.sullivanida.com

Additional Comments

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COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY FY 2019 INVESTMENT REPORT

All investments and deposits of the Agency for the year 2019 can be found in the Certified Financial Audit, available on the Agency's website. All investments and deposits conform to the requirements New York State Law and the policies of the County of Sullivan Industrial Development Agency.

On August 12, 2019 the Agency adopted an Amended and Restated Investment Policy reflecting recent changes to New York State's General Municipal Law related to eligible securities.

The Agency conducted its annual review and approval of its Investment Policy on March 9, 2020.

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