

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

SPECIAL MEETING NOTICE

TO: Suzanne Loughlin, IDA Chairperson
Edward Sykes, IDA Vice Chairman
Carol Roig, IDA Secretary
Howard Siegel, IDA Treasurer & Chief Financial Officer
Craig Fleischman, IDA Assistant Secretary
Scott Smith, IDA Assistant Treasurer
Paul Guenther, IDA Member
Sean Brooks, IDA Member
Chairman and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
John Kiefer, IDA Chief Executive Officer
Walter Garigliano, Esq., IDA Counsel
FROM: Jennifer Flad, Executive Director
DATE: May 27, 2021

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

Date: Tuesday, June 1, 2021
Time: 11:00 AM
Location: Via Zoom Videoconference 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 202.1 issued on March 12, 2020 suspending the Open Meetings Law, which has been extended by various Executive Orders including Executive Order 202.108 on May 17, 2021, this meeting will be held via videoconference 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 678-518-8985 or by using the following meeting link: <https://zoom.us/j/6785188985>

SEE REVERSE FOR AGENDA

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SPECIAL MEETING AGENDA

Tuesday, June 1, 2021, 11:00 AM

**To be held via Zoom videoconference call: dial 929-205-6099 and enter Meeting ID 678-518-8985 or
use meeting link <https://zoom.us/j/6785188985>**

I. CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

Discussion and Approval: FY 2020 Audited Financial Statements and Reports to the New York
State Comptroller

Any and All Other Business Before the Board

IV. PUBLIC COMMENT AND ADJOURN

##

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 05/28/2021
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	http://www.sullivanida.com/budgets-and-reports/ attached, for Board approval
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.sullivanida.com/budgets-and-reports/ attached, for Board approval
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	http://www.sullivanida.com/who-we-are/
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	http://www.sullivanida.com/
9.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.sullivanida.com/budgets-and-reports/

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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):		http://www.sullivanida.com/who-we-are/
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		http://www.sullivanida.com/2020-notices-agendas-minutes-and-resolutions/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.sullivanida.com/by-laws-policies/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.sullivanida.com/by-laws-policies/
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	http://www.sullivanida.com/by-laws-policies/

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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	

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	

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Name	Perrello, Joseph	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
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	

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	

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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	

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	

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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?	N/A
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	

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?	No
Designee Name		Ex-Officio	

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Run Date: 05/28/2021

Status: UNSUBMITTED

Certified Date: N/A

Name	Vacant	Nominated By	Local
Chair of the Board		Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	
Term Start Date		Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	
Term Expiration Date		Complied with Training Requirement of Section 2824?	
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	
Designee Name		Ex-Officio	

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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
Flad, Jennifer	Executive Director	Executive	IDA	None	None	FT	Yes	\$75,000.00	\$77,884.74	\$0.00	\$0.00	\$0.00	\$14,112.07	\$91,996.81	No	
Garaicoechea, Julio	Project Manager	Professional				FT	Yes	\$51,000.00	\$52,961.58	\$0.00	\$0.00	\$0.00	\$0.00	\$52,961.58	No	
Nola, Deborah	Accounting and Financial Analyst	Administrative and Clerical				PT	No	\$39,800.00	\$28,319.25	\$0.00	\$0.00	\$0.00	\$164.20	\$28,483.45	No	
Sykes, Edward T	Chief Executive Officer	Executive				PT	Yes	\$52,000.00	\$54,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,000.00	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	
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	
Vacant	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		\$6,989,005.00
	Investments		\$0.00
	Receivables, net		\$291,122.00
	Other assets		\$2,700.00
	Total Current Assets		\$7,282,827.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$62,088.00
	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	\$390,686.00
		Net Capital Assets	\$3,207,541.00
	Total Noncurrent Assets		\$3,269,629.00
Total Assets			\$10,552,456.00
Liabilities			
Current Liabilities			
	Accounts payable		\$17,553.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$926,920.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$22,893.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$967,366.00
Noncurrent Liabilities			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$265,136.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$265,136.00
Total Liabilities			\$1,232,502.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$2,919,512.00
	Restricted		\$877,775.00
	Unrestricted		\$5,522,667.00
	Total Net Assets		\$9,319,954.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$519,814.00
	Rental & financing income		\$568,401.00
	Other operating revenues		\$101,709.00
	Total Operating Revenue		\$1,189,924.00
Operating Expenses			
	Salaries and wages		\$216,046.00
	Other employee benefits		\$43,987.00
	Professional services contracts		\$196,087.00
	Supplies and materials		\$11,886.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$0.00
	Total Operating Expenses		\$468,006.00
Operating Income (Loss)			\$721,918.00
Nonoperating Revenues			
	Investment earnings		\$12,808.00
	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		\$12,808.00
Nonoperating Expenses			
	Interest and other financing charges		\$6,005.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$182,748.00
	Total Nonoperating Expenses		\$188,753.00
	Income (Loss) Before Contributions		\$545,973.00
Capital Contributions			\$0.00
Change in net assets			\$545,973.00
Net assets (deficit) beginning of year			\$8,640,981.00
Other net assets changes			\$133,000.00
Net assets (deficit) at end of year			\$9,319,954.00

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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?	No

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	310,469.00	0.00	22,440.00	288,029.00
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	310,469.00	0.00	22,440.00	288,029.00

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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.

Annual Report for Sullivan County Industrial Development Agency

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Status: UNSUBMITTED

Certified Date: N/A

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	http://www.sullivanida.com/budgets-and-reports/ attached, for Board approval
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	http://www.sullivanida.com/by-laws-policies/
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

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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		\$826.12	
Project Name	457 Equities Monticello Corp.	Local Sales Tax Exemption		\$826.12	
		County Real Property Tax Exemption		\$9,897.16	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$26,044.73	
Original Project Code	48011606A	School Property Tax Exemption		\$21,188.83	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$960,000.00	Total Exemptions		\$58,782.96	
Benefited Project Amount	\$735,000.00	Total Exemptions Net of RPTL Section 485-b		\$57,130.72	
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		\$6,985.03	\$6,985.03
Not For Profit	No	Local PILOT		\$18,381.37	\$18,381.37
Date Project approved	6/10/2019	School District PILOT		\$14,954.26	\$14,954.26
Did IDA took Title to Property	Yes	Total PILOT		\$40,320.66	\$40,320.66
Date IDA Took Title to Property	6/10/2019	Net Exemptions		\$18,462.30	
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	33.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	8.00		
Applicant Information		Net Employment Change	29.00		
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	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		\$9,270.88	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$26,149.03	
Original Project Code		School Property Tax Exemption		\$31,119.88	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$500,000.00	Total Exemptions		\$66,539.79	
Benefited Project Amount	\$375,000.00	Total Exemptions Net of RPTL Section 485-b		\$66,539.79	
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		\$5,768.43	\$5,768.43
Not For Profit	No	Local PILOT		\$16,270.18	\$16,270.18
Date Project approved	8/27/2001	School District PILOT		\$19,363.09	\$19,363.09
Did IDA took Title to Property	Yes	Total PILOT		\$41,401.70	\$41,401.70
Date IDA Took Title to Property	8/29/2001	Net Exemptions		\$25,138.09	
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	\$0.00	
Project Name	Adelaar Developer, LLC.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$830,828.60	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$372,099.80	
Original Project Code		School Property Tax Exemption	\$1,778,721.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$168,679,011.00	Total Exemptions	\$2,981,649.40	
Benefited Project Amount	\$168,679,011.00	Total Exemptions Net of RPTL Section 485-b	\$1,809,951.98	
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	\$91,109.11	\$91,109.11
Not For Profit		Local PILOT	\$40,804.66	\$40,804.66
Date Project approved	3/13/2017	School District PILOT	\$195,055.53	\$195,055.53
Did IDA took Title to Property	Yes	Total PILOT	\$326,969.30	\$326,969.30
Date IDA Took Title to Property	8/1/2017	Net Exemptions	\$2,654,680.10	
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. In 2020 the IDA and the project amended the terms of the PILOT Agreement, to waive the full-time employment goal for two one-year periods, 10/1/19-/30/20 and 10/1/20-9/30/21.			
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	184.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	184.00	
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	48011803C			
Project Type	Lease	State Sales Tax Exemption	\$233,388.07	
Project Name	Amytra Development, LLC	Local Sales Tax Exemption	\$233,388.08	
		County Real Property Tax Exemption	\$9,621.08	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$5,678.28	
Original Project Code	48011803B	School Property Tax Exemption	\$16,696.29	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,000,000.00	Total Exemptions	\$498,771.80	
Benefited Project Amount	\$294,250,000.00	Total Exemptions Net of RPTL Section 485-b	\$31,995.65	
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	\$9,621.08	\$9,621.08
Not For Profit	No	Local PILOT	\$5,678.28	\$5,678.28
Date Project approved	2/3/2020	School District PILOT	\$16,696.29	\$16,696.29
Did IDA took Title to Property	Yes	Total PILOT	\$31,995.65	\$31,995.65
Date IDA Took Title to Property	11/18/2019	Net Exemptions	\$466,776.15	
Year Financial Assistance is Planned to End	2036	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. IDA approved the project in April 2018 and closed on the lease/ leaseback transaction in July 2018. The original OSC number was 48011803A. In 2019 the IDA approved an increase in benefits and a new OSC number, 48011803B, was assigned. In February 2020 the IDA and the project amended the terms of the PILOT Agreement and a new OSC number, 48011803C, was assigned. All 2020 information is reported under this new number, 48011803C.			
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	90.00	
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		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011803B				
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	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		\$0.00	
Benefited Project Amount	\$29,425,000.00	Total Exemptions Net of RPTL Section 485-b			
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	\$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 accommodation in the Town of Highland with \$30,000,000 in private funds to be invested. Early in 2020 the IDA and the project modified the PILOT terms, so a new OSC number, 48011803C, has been created and is used to report 2020 information. No 2020 information is reported under 48011803B and this project will be closed out in PARIS as of 12/31/20.				
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		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011601A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	BRR Brothers III, LLC. / Sullivan County Fabrications, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$8,308.43	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,444.00	
Original Project Code		School Property Tax Exemption		\$26,424.19	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,900,000.00	Total Exemptions		\$45,176.62	
Benefited Project Amount	\$3,600,000.00	Total Exemptions Net of RPTL Section 485-b		\$45,176.62	
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		\$5,384.14	\$5,384.14
Not For Profit	No	Local PILOT		\$6,768.05	\$6,768.05
Date Project approved	4/18/2016	School District PILOT		\$17,123.74	\$17,123.74
Did IDA took Title to Property	Yes	Total PILOT		\$29,275.93	\$29,275.93
Date IDA Took Title to Property	4/22/2016	Net Exemptions		\$15,900.69	
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	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
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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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	\$5,825.79	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,326.34	
Original Project Code		School Property Tax Exemption	\$10,453.65	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$880,600.00	Total Exemptions	\$20,605.78	
Benefited Project Amount	\$97,788.00	Total Exemptions Net of RPTL Section 485-b	\$15,797.51	
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	\$3,802.69	\$3,802.69
Not For Profit	No	Local PILOT	\$2,823.94	\$2,823.94
Date Project approved	1/9/2017	School District PILOT	\$6,823.45	\$6,823.45
Did IDA took Title to Property	Yes	Total PILOT	\$13,450.08	\$13,450.08
Date IDA Took Title to Property	2/1/2017	Net Exemptions	\$7,155.70	
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	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
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		
Country	USA			

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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	56.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	56.00		
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			
Country	USA				

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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		\$2,206.24	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,222.82	
Original Project Code		School Property Tax Exemption		\$7,405.76	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$200,000.00	Total Exemptions		\$15,834.82	
Benefited Project Amount	\$150,000.00	Total Exemptions Net of RPTL Section 485-b		\$15,834.82	
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		\$846.79	\$846.79
Not For Profit	No	Local PILOT		\$2,388.41	\$2,388.41
Date Project approved	10/23/2005	School District PILOT		\$2,842.45	\$2,842.45
Did IDA took Title to Property	Yes	Total PILOT		\$6,077.65	\$6,077.65
Date IDA Took Title to Property	2/8/2006	Net Exemptions		\$9,757.17	
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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
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	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		\$15,519.81	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$11,365.98	
Original Project Code		School Property Tax Exemption		\$33,479.91	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions		\$60,365.70	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$42,775.16	
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		\$4,818.34	\$4,818.34
Not For Profit	No	Local PILOT		\$3,528.72	\$3,528.72
Date Project approved	2/25/2009	School District PILOT		\$10,394.30	\$10,394.30
Did IDA took Title to Property	Yes	Total PILOT		\$18,741.36	\$18,741.36
Date IDA Took Title to Property	8/12/2009	Net Exemptions		\$41,624.34	
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		3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		3.00	
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			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011805B				
Project Type	Lease	State Sales Tax Exemption		\$11,716.11	
Project Name	Catskill Hospitality Holding, LLC	Local Sales Tax Exemption		\$11,716.11	
		County Real Property Tax Exemption		\$753.59	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$337.51	
Original Project Code	48011805A	School Property Tax Exemption		\$1,613.36	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,592,000.00	Total Exemptions		\$26,136.68	
Benefited Project Amount	\$8,692,000.00	Total Exemptions Net of RPTL Section 485-b		\$2,704.66	
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		\$753.59	\$753.59
Not For Profit	No	Local PILOT		\$337.51	\$337.51
Date Project approved	2/10/2020	School District PILOT		\$1,613.36	\$1,613.36
Did IDA took Title to Property	Yes	Total PILOT		\$2,704.46	\$2,704.46
Date IDA Took Title to Property	8/1/2018	Net Exemptions		\$23,432.22	
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. In 2020 the IDA modified the terms of the PILOT Agreement and a new OSC number (48011805B) was assigned. All 2020 information is reported under this new OSC number.				
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		10.00	
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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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011805A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Catskill 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	Other Categories	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			
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		\$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		\$0.00	
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. Early in 2020 the IDA and the project amended the terms of the PILOT Agreement, so a new OSC number, 48011805B, has been created and used to report 2020 information in PARIS. No 2020 information is reported under OSC number 48011805A and this project will be closed out in PARIS as of 12/31/20.				
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		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	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		\$8,048.28	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$15,604.86	
Original Project Code		School Property Tax Exemption		\$25,596.81	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,175,000.00	Total Exemptions		\$49,249.95	
Benefited Project Amount	\$881,250.00	Total Exemptions Net of RPTL Section 485-b		\$40,034.66	
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		\$6,387.66	\$6,387.66
Not For Profit	No	Local PILOT		\$12,385.07	\$12,385.07
Date Project approved	2/23/2007	School District PILOT		\$20,315.35	\$20,315.35
Did IDA took Title to Property	Yes	Total PILOT		\$39,088.08	\$39,088.08
Date IDA Took Title to Property	10/22/2007	Net Exemptions		\$10,161.87	
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. Planned end year is 2026.				
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. In 2020 this project was terminated.				
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		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	10019	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	48010610A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Crystal Run Village, 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	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$0.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$1,980,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
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. Bonds were redeemed during 2019. Project terminated October 21, 2020.				
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	160.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	100.00		
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	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	10941	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	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	\$3,381.56	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,547.12	
Original Project Code		School Property Tax Exemption	\$11,350.99	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$300,000.00	Total Exemptions	\$18,279.67	
Benefited Project Amount	\$225,000.00	Total Exemptions Net of RPTL Section 485-b	\$18,279.67	
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	\$2,124.67	\$2,124.67
Not For Profit	No	Local PILOT	\$2,228.69	\$2,228.69
Date Project approved	10/10/2000	School District PILOT	\$7,131.94	\$7,131.94
Did IDA took Title to Property	Yes	Total PILOT	\$11,485.30	\$11,485.30
Date IDA Took Title to Property	11/20/2000	Net Exemptions	\$6,794.37	
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	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
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		\$0.00	
Project Name	Deb El Food Products LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$14,155.45	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,339.74	
Original Project Code		School Property Tax Exemption		\$30,305.40	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,000,000.00	Total Exemptions		\$50,800.59	
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$50,800.59	
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		\$17,981.27	\$17,981.27
Not For Profit	No	Local PILOT		\$8,053.20	\$8,053.20
Date Project approved	4/13/2015	School District PILOT		\$38,496.12	\$38,496.12
Did IDA took Title to Property	Yes	Total PILOT		\$64,530.59	\$64,530.59
Date IDA Took Title to Property	10/10/2015	Net Exemptions		-\$13,730.00	
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		122.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		112.00	
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			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011802B				
Project Type	Lease	State Sales Tax Exemption		\$17,479.87	
Project Name	Doetsch Family II, LLC.	Local Sales Tax Exemption		\$17,479.88	
		County Real Property Tax Exemption		\$1,700.30	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$1,262.67	
Original Project Code	48011802A	School Property Tax Exemption		\$3,050.98	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,900,000.00	Total Exemptions		\$40,973.70	
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$6,013.95	
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		\$1,628.04	\$1,628.04
Not For Profit	No	Local PILOT		\$1,209.01	\$1,209.01
Date Project approved	10/15/2018	School District PILOT		\$2,921.31	\$2,921.31
Did IDA took Title to Property	Yes	Total PILOT		\$5,758.36	\$5,758.36
Date IDA Took Title to Property	6/1/2018	Net Exemptions		\$35,215.34	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Construction of a cidery and tasting room.				
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	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	6.00		
Applicant Information		Net Employment Change	3.00		
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	48011906B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Doetsch Family III, 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	48011906A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	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		\$0.00	
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		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/11/2020	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	5/1/2020	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Conversion of two structures into an 8 unit lodging enterprise with approximately \$975,00 in private funds invested. In November 2019 the IDA approved the project, and closed on a sales tax abatement transaction (48011906A). In 2020 the IDA approved a reduction in FTE goal for the project, and closed on a lease/ leaseback transaction (48011906B). 2020 information is reported under 48011906A. Starting in 2021, project information will be reported under 48011906B. First PILOT payment is due in 2022.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	8 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	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Doetsch Family III, LLC	Project Status			
Address Line1	1216 Hinman Ave.				
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			

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Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011906A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$7,454.51	
Project Name	Doetsch Family III, LLC.	Local Sales Tax Exemption		\$7,454.50	
		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		\$14,909.01	
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	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/1/2020	Net Exemptions		\$14,909.01	
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. IDA closed on a sales tax exemption project in 2019, and in mid-2020 IDA closed on a lease/leaseback transaction and PILOT. All 2020 information is reported under OSC number 48011906A, and 2020 will be the last year for reporting under this number. A new OSC number, 48011906B, has been created and will be used for 2021 and future years. The first PILOT is due in 2022.				
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	0.00		
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	Yes		
State	IL	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	60202	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011301A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	EPT Concord II, LLC / EPR Concord II	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$74,043.14	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$33,161.39	
Original Project Code		School Property Tax Exemption		\$158,519.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$65,000,000.00	Total Exemptions		\$265,723.53	
Benefited Project Amount	\$65,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$265,723.53	
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		\$92,442.34	\$92,442.34
Not For Profit	No	Local PILOT		\$41,401.76	\$41,401.76
Date Project approved	3/19/2013	School District PILOT		\$197,909.84	\$197,909.84
Did IDA took Title to Property	Yes	Total PILOT		\$331,753.94	\$331,753.94
Date IDA Took Title to Property	10/23/2013	Net Exemptions		-\$66,030.41	
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		\$0.00	
Project Name	Empire Resorts Real Estate I, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$31,077.07	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$13,918.36	
Original Project Code		School Property Tax Exemption		\$66,532.92	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$15,870,000.00	Total Exemptions		\$111,528.35	
Benefited Project Amount	\$15,870,000.00	Total Exemptions Net of RPTL Section 485-b		\$83,324.07	
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		\$38,873.22	\$38,873.22
Not For Profit		Local PILOT		\$17,409.99	\$17,409.99
Date Project approved	6/20/2016	School District PILOT		\$83,223.69	\$83,223.69
Did IDA took Title to Property	Yes	Total PILOT		\$139,506.90	\$139,506.90
Date IDA Took Title to Property	12/22/2016	Net Exemptions		-\$27,978.55	
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. On 8/26/20 the IDA approved a mortgage relating to this project, the Empire Resorts Real Estate II, LLC project, and the Montreign Operating Company, LLC 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	3.00		
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			

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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	48011707A				
Project Type	Lease	State Sales Tax Exemption		\$363.96	
Project Name	Empire Resorts Real Estate II, LLC.	Local Sales Tax Exemption		\$363.97	
		County Real Property Tax Exemption		\$132,778.65	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$59,467.02	
Original Project Code		School Property Tax Exemption		\$284,265.87	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$38,900,000.00	Total Exemptions		\$477,239.47	
Benefited Project Amount	\$38,900,000.00	Total Exemptions Net of RPTL Section 485-b		\$246,553.05	
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		\$12,147.88	\$12,147.88
Not For Profit	No	Local PILOT		\$5,440.62	\$5,440.62
Date Project approved	8/23/2017	School District PILOT		\$26,007.40	\$26,007.40
Did IDA took Title to Property	Yes	Total PILOT		\$43,595.90	\$43,595.90
Date IDA Took Title to Property	10/23/2013	Net Exemptions		\$433,643.57	
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, an d 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. On 8/26/20 the IDA approved mortgage financing in an amount not to exceed \$330,000,000 relating to this project, the Empire Resorts Real Estate I, LLC project, and the Montreign Operating Company, LLC 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	15.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	15.00		
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			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011808A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Forestburgh Property, LLC.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$13,310.36	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,034.13	
Original Project Code		School Property Tax Exemption	\$28,882.09	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,500,000.00	Total Exemptions	\$51,226.58	
Benefited Project Amount	\$3,300,000.00	Total Exemptions Net of RPTL Section 485-b	\$51,226.57	
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	\$9,588.44	\$9,588.44
Not For Profit	No	Local PILOT	\$6,507.96	\$6,507.96
Date Project approved	12/17/2018	School District PILOT	\$20,805.92	\$20,805.92
Did IDA took Title to Property	No	Total PILOT	\$36,902.32	\$36,902.32
Date IDA Took Title to Property		Net Exemptions	\$14,324.26	
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. In November 2020 the IDA approved an amendment to the PILOT, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21.			
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	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
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		\$8,103.13	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,973.33	
Original Project Code		School Property Tax Exemption		\$19,012.34	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,500,000.00	Total Exemptions		\$32,088.80	
Benefited Project Amount	\$24,000.00	Total Exemptions Net of RPTL Section 485-b		\$32,088.80	
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		\$5,530.08	\$5,530.08
Not For Profit	No	Local PILOT		\$3,384.44	\$3,384.44
Date Project approved	10/19/2015	School District PILOT		\$13,260.08	\$13,260.08
Did IDA took Title to Property	Yes	Total PILOT		\$22,174.60	\$22,174.60
Date IDA Took Title to Property	12/15/2015	Net Exemptions		\$9,914.20	
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. Note with the transfer to Four Goats, LLC the Empire Zone status ended. Project pays a PILOT based on formula set forth in PILOT Agreement.				
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		16.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		16.00	
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		\$7,246.71	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$5,307.15	
Original Project Code		School Property Tax Exemption		\$24,851.99	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,304,750.00	Total Exemptions		\$37,405.85	
Benefited Project Amount	\$1,804,750.00	Total Exemptions Net of RPTL Section 485-b		\$31,965.00	
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		\$3,853.48	\$3,853.48
Not For Profit	No	Local PILOT		\$2,822.11	\$2,822.11
Date Project approved	11/28/2016	School District PILOT		\$13,215.20	\$13,215.20
Did IDA took Title to Property	Yes	Total PILOT		\$19,890.79	\$19,890.79
Date IDA Took Title to Property	11/28/2016	Net Exemptions		\$17,515.06	
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		10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		10.00	
Applicant Name	Hudsut, LLC.- Marcus Henley				
Address Line1	80 Brooks 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	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		\$77,260.86	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$217,918.54	
Original Project Code		School Property Tax Exemption		\$259,344.20	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,200,000.00	Total Exemptions		\$554,523.60	
Benefited Project Amount	\$900,000.00	Total Exemptions Net of RPTL Section 485-b		\$521,212.41	
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		\$65,328.97	\$65,328.97
Not For Profit	No	Local PILOT		\$176,396.58	\$176,396.58
Date Project approved	11/12/2002	School District PILOT		\$209,609.65	\$209,609.65
Did IDA took Title to Property	Yes	Total PILOT		\$451,335.20	\$451,335.20
Date IDA Took Title to Property	8/8/2003	Net Exemptions		\$103,188.40	
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	464.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	414.00		
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			
Country	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		\$3,524.54	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$2,581.20	
Original Project Code		School Property Tax Exemption		\$12,087.11	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$510,000.00	Total Exemptions		\$18,192.85	
Benefited Project Amount	\$510,000.00	Total Exemptions Net of RPTL Section 485-b		\$18,192.85	
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		\$2,210.25	\$2,210.25
Not For Profit	No	Local PILOT		\$1,618.68	\$1,618.68
Date Project approved	9/30/2014	School District PILOT		\$7,579.85	\$7,579.85
Did IDA took Title to Property	Yes	Total PILOT		\$11,408.78	\$11,408.78
Date IDA Took Title to Property	10/1/2014	Net Exemptions		\$6,784.07	
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	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	4.00		
Applicant Information		Net Employment Change	1.00		
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		\$2,667.71	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,020.18	
Original Project Code		School Property Tax Exemption		\$5,711.30	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$380,000.00	Total Exemptions		\$15,399.19	
Benefited Project Amount	\$285,000.00	Total Exemptions Net of RPTL Section 485-b		\$15,399.19	
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		\$2,096.04	\$2,096.04
Not For Profit	No	Local PILOT		\$5,515.79	\$5,515.79
Date Project approved	7/27/1999	School District PILOT		\$4,487.40	\$4,487.40
Did IDA took Title to Property	Yes	Total PILOT		\$12,099.23	\$12,099.23
Date IDA Took Title to Property	8/1/1999	Net Exemptions		\$3,299.96	
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		9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
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		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	48010205A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Kohl's New York DC, Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$162,584.41	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$89,245.46	
Original Project Code		School Property Tax Exemption	\$450,187.14	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$45,000,000.00	Total Exemptions	\$702,017.01	
Benefited Project Amount	\$1,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$702,017.01	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$15,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$132,445.29	\$132,445.29
Not For Profit	No	Local PILOT	\$72,701.56	\$72,701.56
Date Project approved	12/12/2000	School District PILOT	\$366,733.61	\$366,733.61
Did IDA took Title to Property	Yes	Total PILOT	\$571,880.46	\$571,880.46
Date IDA Took Title to Property	2/1/2002	Net Exemptions	\$130,136.55	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
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	370.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	370.00	
Applicant Name	Kohl's New York DC, Inc.			
Address Line1	N56 W17000 Ridgewood Drive	Project Status		
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		\$26,309.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$27,597.37	
Original Project Code		School Property Tax Exemption		\$88,313.17	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,500,000.00	Total Exemptions		\$142,219.79	
Benefited Project Amount	\$1,125,000.00	Total Exemptions Net of RPTL Section 485-b		\$133,128.74	
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		\$22,353.04	\$22,353.04
Not For Profit	No	Local PILOT		\$23,447.46	\$23,447.46
Date Project approved	6/10/2003	School District PILOT		\$75,033.22	\$75,033.22
Did IDA took Title to Property	Yes	Total PILOT		\$120,833.72	\$120,833.72
Date IDA Took Title to Property	6/16/2003	Net Exemptions		\$21,386.07	
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. In July 2020 the IDA Board approved the assignment of this project to a new entity, MHC 83 (HW Portfolio) LLC, and in August 2020 the IDA and MHC 83 closed on a sale/ leaseback transaction. With the exception of a mortgage tax exemption granted in 2020 as part of the assignment to MHC 83, and the employment information as of 12/31/20, all 2020 information is reported using the original OSC number, 48010306A. Beginning in 2021 all project information will be reported using a new OSC project number, 48012006A.				
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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
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	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	10958	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		

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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	
		County Real Property Tax Exemption		\$2,135.17	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$5,618.79	
Original Project Code		School Property Tax Exemption		\$4,571.19	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$329,000.00	Total Exemptions		\$12,325.15	
Benefited Project Amount	\$300,000.00	Total Exemptions Net of RPTL Section 485-b		\$12,325.15	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$4,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,933.54	\$1,933.54
Not For Profit	No	Local PILOT		\$5,088.17	\$5,088.17
Date Project approved	7/18/2012	School District PILOT		\$4,139.51	\$4,139.51
Did IDA took Title to Property	Yes	Total PILOT		\$11,161.22	\$11,161.22
Date IDA Took Title to Property	7/24/2012	Net Exemptions		\$1,163.93	
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. In late 2020 the IDA amended the terms of the PILOT Agreement, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21.				
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		23.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-7.00	
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	48012006A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	MHC 83 (HW PORTFOLIO) 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	48010306A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$49,199.77	
Total Project Amount	\$6,900,000.00	Total Exemptions		\$49,199.77	
Benefited Project Amount	\$6,675,000.00	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	7/31/2020	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	8/26/2020	Net Exemptions		\$49,199.77	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Acquisition of existing storage facility and office space. See original project code 48010306A. For 2020 all real property tax exemption, PILOT, and employment information is reported under the original project code. With the acquisition by MHC 83 the IDA authorized a mortgage tax exemption, which is reported under this new project code. 2020 employment information is also reported here. The original project code will be closed out as of 12/31/20 and beginning in 2021 all project information will be reported under 48012006A.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1695 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)	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	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	MHC 83 (HW Portfolio) LLC				
Address Line1	41 Flatbush Ave.	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	11217	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	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		\$3,405.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,280.33	
Original Project Code		School Property Tax Exemption		\$10,829.59	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$290,000.00	Total Exemptions		\$18,515.01	
Benefited Project Amount	\$217,500.00	Total Exemptions Net of RPTL Section 485-b		\$18,515.01	
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		\$1,908.56	\$1,908.56
Not For Profit	No	Local PILOT		\$2,399.13	\$2,399.13
Date Project approved	9/10/1999	School District PILOT		\$6,069.99	\$6,069.99
Did IDA took Title to Property	Yes	Total PILOT		\$10,377.68	\$10,377.68
Date IDA Took Title to Property	10/1/1999	Net Exemptions		\$8,137.33	
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		5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		5.00	
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		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12779	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	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		\$25,622.08	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$11,475.26	
Original Project Code		School Property Tax Exemption		\$87,203.42	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions		\$124,300.76	
Benefited Project Amount	\$2,550,000.00	Total Exemptions Net of RPTL Section 485-b		\$124,300.76	
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		\$24,398.14	\$24,398.14
Not For Profit	No	Local PILOT		\$11,797.31	\$11,797.31
Date Project approved	10/12/2004	School District PILOT		\$87,203.42	\$87,203.42
Did IDA took Title to Property	Yes	Total PILOT		\$123,398.87	\$123,398.87
Date IDA Took Title to Property	10/24/2004	Net Exemptions		\$901.89	
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		39.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		39.00	
Applicant Name	Nonni's Food Company Inc / Mamma Says				
Address Line1	One Westbrook Corporation Center	Project Status			
Address Line2					
City	WESTCHESTER	Current Year Is Last Year for Reporting			
State	IL	There is no Debt Outstanding for this Project			
Zip - Plus4	60154	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	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		\$7,989.71	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,043.36	
Original Project Code		School Property Tax Exemption		\$17,238.35	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,940,212.00	Total Exemptions		\$35,271.42	
Benefited Project Amount	\$3,727,712.00	Total Exemptions Net of RPTL Section 485-b		\$22,454.42	
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		\$1,707.65	\$1,707.65
Not For Profit		Local PILOT		\$2,146.58	\$2,146.58
Date Project approved	6/20/2016	School District PILOT		\$3,684.38	\$3,684.38
Did IDA took Title to Property	Yes	Total PILOT		\$7,538.61	\$7,538.61
Date IDA Took Title to Property	7/1/2016	Net Exemptions		\$27,732.81	
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		\$303,596.32	\$303,596.32
Not For Profit	No	Local PILOT		\$203,931.87	\$203,931.87
Date Project approved	12/19/2006	School District PILOT		\$575,024.99	\$575,024.99
Did IDA took Title to Property	Yes	Total PILOT		\$1,082,553.18	\$1,082,553.18
Date IDA Took Title to Property	6/19/2007	Net Exemptions		\$381,885.82	
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			
Country	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		\$50,259.22	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$36,807.48	
Original Project Code		School Property Tax Exemption		\$108,421.03	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,500,000.00	Total Exemptions		\$195,487.73	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$195,487.73	
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		\$15,329.06	\$15,329.06
Not For Profit	No	Local PILOT		\$11,226.28	\$11,226.28
Date Project approved	12/8/2009	School District PILOT		\$33,068.41	\$33,068.41
Did IDA took Title to Property	Yes	Total PILOT		\$59,623.75	\$59,623.75
Date IDA Took Title to Property	8/31/2010	Net Exemptions		\$135,863.98	
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		4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-5.00	
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		\$25,736.16	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$19,562.70	
Original Project Code		School Property Tax Exemption		\$47,114.94	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,500,000.00	Total Exemptions		\$92,413.80	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$92,413.79	
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		\$7,206.12	\$7,206.12
Not For Profit	No	Local PILOT		\$5,477.56	\$5,477.56
Date Project approved	12/8/2009	School District PILOT		\$13,192.18	\$13,192.18
Did IDA took Title to Property	Yes	Total PILOT		\$25,875.86	\$25,875.86
Date IDA Took Title to Property	8/31/2010	Net Exemptions		\$66,537.94	
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		12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		3.00	
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		\$1,666.28	
Project Name	Monticello Raceway Management Inc / Montreign Operating Company LLC	Local Sales Tax Exemption		\$1,666.28	
		County Real Property Tax Exemption		\$1,691,204.06	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$757,432.53	
Original Project Code	48011301A	School Property Tax Exemption		\$3,620,699.52	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$3,300,000.00	
Total Project Amount	\$365,000,000.00	Total Exemptions		\$9,372,668.67	
Benefited Project Amount	\$365,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$3,364,455.24	
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		\$526,408.17	\$526,408.17
Not For Profit	No	Local PILOT		\$235,760.24	\$235,760.24
Date Project approved	9/3/2014	School District PILOT		\$1,126,987.49	\$1,126,987.49
Did IDA took Title to Property	Yes	Total PILOT		\$1,889,155.90	\$1,889,155.90
Date IDA Took Title to Property	9/5/2014	Net Exemptions		\$7,483,512.77	
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. On 8/28/20 the IDA approved a mortgage refinance in an amount not to exceed \$330,000,000 to facilitate this project. On 12/14/20 the IDA approved an amendment to the PILOT terms, to waive the full-time employment goal for the one-year periods affecting the 2021 and 2022 PILOTs.				
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	571.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	6.00		
Applicant Information		Net Employment Change	571.00		
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			

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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	48012005A				
Project Type	Lease	State Sales Tax Exemption		\$15,240.00	
Project Name	NY Bethel I LLC	Local Sales Tax Exemption		\$15,240.00	
		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	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,330,000.00	Total Exemptions		\$30,480.00	
Benefited Project Amount	\$7,913,500.00	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	8/10/2020	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	8/11/2020	Net Exemptions		\$30,480.00	
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Construction of an approximately 4.4 MW solar photo-voltaic electricity generating facility. Upon completion of the facility's construction, the project will be exempt from real property taxes under Section 487 of the NYS RPTL for a period of fifteen years. The company has committed to make PILOT payments during this period.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	2017 State Route 17B	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	BETHEL	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	12720	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	NY Bethel I, LLC				
Address Line1	140 East 45th 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	10017	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		\$5,654.52	\$5,654.52
Not For Profit	No	Local PILOT		\$4,199.15	\$4,199.15
Date Project approved	3/14/2017	School District PILOT		\$10,146.33	\$10,146.33
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. This project is exempt by New York State RPTL 487. The Company made a commitment to making a PILOT.				
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		\$0.00	
Project Name	NY Delaware II, 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	\$3,060,474.00	Total Exemptions		\$0.00	
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		\$5,654.52	\$4,240.89
Not For Profit	No	Local PILOT		\$4,199.15	\$3,149.36
Date Project approved	12/11/2017	School District PILOT		\$10,146.33	\$7,609.75
Did IDA took Title to Property	No	Total PILOT		\$20,000.00	\$15,000.00
Date IDA Took Title to Property		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. This project is exempt under NYS RPTL 487 for a period of fifteen years. The project made a commitment to making PILOT payments during this period. Due to a billing error in 2020, the project overpaid its 2020 PILOT payment. This error was corrected in 2021, when the IDA reduced the 2021 PILOT bill by the amount of the 2020 overpayment.				
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		0.00	
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			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011902A				
Project Type	Lease	State Sales Tax Exemption		\$4,080.00	
Project Name	NY Delaware III, LLC.	Local Sales Tax Exemption		\$4,080.00	
		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	\$4,683,050.00	Total Exemptions		\$8,160.00	
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	\$8,160.00		
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. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011903A				
Project Type	Lease	State Sales Tax Exemption		\$1,280.00	
Project Name	NY Delaware IV, LLC.	Local Sales Tax Exemption		\$1,280.00	
		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	\$4,683,050.00	Total Exemptions		\$2,560.00	
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		\$2,560.00	
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. The project is exempt for 15 years under RPTL 487 but has committed to making PILOT payments during this period.				
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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011904A				
Project Type	Lease	State Sales Tax Exemption		\$520.00	
Project Name	NY Delaware V, LLC.	Local Sales Tax Exemption		\$520.00	
		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	\$4,683,050.00	Total Exemptions		\$1,040.00	
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		\$1,040.00	
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. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
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	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Delaware V, LLC.	Project Status			
Address Line1	33 Irving Place, Suite 1090				
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	480105A				
Project Type	Lease	State Sales Tax Exemption		\$1,680.00	
Project Name	NY Delaware VI, LLC.	Local Sales Tax Exemption		\$1,680.00	
		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	\$4,683,050.00	Total Exemptions		\$3,360.00	
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		\$3,360.00	
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. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
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	0.00		
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			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011708A			
Project Type	Lease	State Sales Tax Exemption	\$720.00	
Project Name	NY Liberty I, LLC.	Local Sales Tax Exemption	\$720.00	
		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	\$1,440.00	
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	\$2,447.20	\$2,447.20
Not For Profit		Local PILOT	\$5,245.03	\$5,245.03
Date Project approved	8/23/2017	School District PILOT	\$12,307.77	\$12,307.77
Did IDA took Title to Property	Yes	Total PILOT	\$20,000.00	\$20,000.00
Date IDA Took Title to Property	8/23/2017	Net Exemptions	-\$18,560.00	
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. This project is exempt from payment of real property taxes for 15 years under NYS RPTL Section 487. The project has made a commitment to making PILOT payments during this time period.			
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	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
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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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011710A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Thompson 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	\$4,715,000.00	Total Exemptions		\$0.00	
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	\$5,572.95	\$5,572.95	
Not For Profit	No	Local PILOT	\$2,495.93	\$2,495.93	
Date Project approved	12/11/2017	School District PILOT	\$11,931.12	\$11,931.12	
Did IDA took Title to Property	No	Total PILOT	\$20,000.00	\$20,000.00	
Date IDA Took Title to Property		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. This project is exempt under NYS RPTL 487 for a period of 15 years. The project has committed to making PILOT payments during this time period.				
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	0.00		
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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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011711A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Thompson II, 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	\$4,285,000.00	Total Exemptions		\$0.00	
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		\$2,925.80	\$2,925.80
Not For Profit	No	Local PILOT		\$1,310.36	\$1,310.36
Date Project approved	12/11/2017	School District PILOT		\$6,263.84	\$6,263.84
Did IDA took Title to Property	No	Total PILOT		\$10,500.00	\$10,500.00
Date IDA Took Title to Property		Net Exemptions		-\$10,500.00	
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. This project ha a fifteen-year real property tax exemption under Section 487 of NYS Real Property Tax Law, but has made a commitment to making PILOT payments during this time.				
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		0.00	
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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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011901A				
Project Type	Lease	State Sales Tax Exemption		\$2,520.00	
Project Name	NY Tusten I, LLC.	Local Sales Tax Exemption		\$2,520.00	
		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	\$4,765,000.00	Total Exemptions		\$5,040.00	
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	\$5,040.00		
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. This project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
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	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Tusten I, LLC.	Project Status			
Address Line1	33 Irving Place, Suite 1090				
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			

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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		\$6,488.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,453.05	
Original Project Code		School Property Tax Exemption		\$11,778.79	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$880,000.00	Total Exemptions		\$25,720.33	
Benefited Project Amount	\$660,000.00	Total Exemptions Net of RPTL Section 485-b		\$25,750.33	
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		\$5,222.23	\$5,222.23
Not For Profit	No	Local PILOT		\$5,998.56	\$5,998.56
Date Project approved	7/12/2005	School District PILOT		\$9,480.10	\$9,480.10
Did IDA took Title to Property	Yes	Total PILOT		\$20,700.89	\$20,700.89
Date IDA Took Title to Property	9/8/2005	Net Exemptions		\$5,019.44	
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		20.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		12.00	
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	
		County Real Property Tax Exemption		\$3,419.78	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,587.21	
Original Project Code		School Property Tax Exemption		\$11,479.29	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$675,000.00	Total Exemptions		\$18,486.28	
Benefited Project Amount	\$675,000.00	Total Exemptions Net of RPTL Section 485-b		\$18,486.28	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$750.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,983.64	\$1,983.64
Not For Profit	No	Local PILOT		\$2,080.76	\$2,080.76
Date Project approved	6/19/2008	School District PILOT		\$6,658.56	\$6,658.56
Did IDA took Title to Property	Yes	Total PILOT		\$10,722.96	\$10,722.96
Date IDA Took Title to Property	6/19/2008	Net Exemptions		\$7,763.32	
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		59.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		49.00	
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	48012001a				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Psychedelic Solar 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	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,639,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$6,175,000.00	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	3/9/2020	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	12/1/2020	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Construction of an approximately 2.7 MW solar photo-voltaic electricity generating facility. Upon completion of the facility's construction, project will be exempt from real property taxes for fifteen years, under Section 487 of the NYS Real Property Tax Law. Project has committed to make PILOT payments during this time period.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	608-636 Old White Lake Turnpike	Original Estimate of Jobs to be Created		1.00	
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		0.00	
Zip - Plus4	12783	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	Psychedelic Solar LLC				
Address Line1	400 Market Industrial Park	Project Status			
Address Line2					
City	WAPPINGERS FALLS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12590	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	48012004A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	RGG Realty LLC/ Columbia Ice and Cold Storage	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		\$3,150.00	
Total Project Amount	\$1,452,750.00	Total Exemptions		\$3,150.00	
Benefited Project Amount	\$1,332,750.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,600.00			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	7/13/2020	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	11/17/2020	Net Exemptions		\$3,150.00	
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Renovation of an existing approximately 22,000 square foot building to include an ice distribution facility with associated office space and break room.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	33 Plaza Drive	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		42,800.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		42,800.00	To: 42,800.00
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	RGG Realty LLC				
Address Line1	171 E Industry Court	Project Status			
Address Line2					
City	DEER PARK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11729	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	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		\$19,712.93	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$8,828.75	
Original Project Code		School Property Tax Exemption		\$42,203.41	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,000,000.00	Total Exemptions		\$70,745.09	
Benefited Project Amount	\$1,200,000.00	Total Exemptions Net of RPTL Section 485-b		\$70,745.09	
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		\$12,703.56	\$12,703.56
Not For Profit	No	Local PILOT		\$5,689.50	\$5,689.50
Date Project approved	4/17/2012	School District PILOT		\$27,197.06	\$27,197.06
Did IDA took Title to Property	Yes	Total PILOT		\$45,590.12	\$45,590.12
Date IDA Took Title to Property	4/21/2012	Net Exemptions		\$25,154.97	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Acquistion, reconstruction, equipping of a vacant 74 room hotel. PILOT starts in 2013. The project was terminated on 12/22/20. The project terminated before the IDA issued 2021 PILOT bills, and this project will pay a 2021 PILOT to the Monticello Central School District covering a portion of the 2020-2021 school year. 2021 PILOT information will be reported in the FY 2021 PARIS report, and 2021 will be the last PARIS reporting year for this project.				
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		12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		12.00	
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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Status: UNSUBMITTED
Certified Date: N/A

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	\$3,252.03	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,411.25	
Original Project Code		School Property Tax Exemption	\$10,916.19	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,820,000.00	Total Exemptions	\$17,579.47	
Benefited Project Amount	\$1,820,000.00	Total Exemptions Net of RPTL Section 485-b	\$15,325.65	
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	\$1,917.34	\$1,917.34
Not For Profit	No	Local PILOT	\$2,011.21	\$2,011.21
Date Project approved	12/14/2015	School District PILOT	\$6,435.99	\$6,435.99
Did IDA took Title to Property	No	Total PILOT	\$10,364.54	\$10,364.54
Date IDA Took Title to Property		Net Exemptions	\$7,214.93	
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. On 11/9/20 the IDA approved an amendment to the PILOT terms, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21.			
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	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
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		\$23,533.13	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$61,928.29	
Original Project Code		School Property Tax Exemption		\$50,382.08	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,250,000.00	Total Exemptions		\$135,843.50	
Benefited Project Amount	\$5,437,500.00	Total Exemptions Net of RPTL Section 485-b		\$135,843.50	
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		\$3,006.60	\$3,006.60
Not For Profit	No	Local PILOT		\$7,911.98	\$7,911.98
Date Project approved	2/26/2005	School District PILOT		\$6,436.83	\$6,436.83
Did IDA took Title to Property	Yes	Total PILOT		\$17,355.41	\$17,355.41
Date IDA Took Title to Property	11/10/2005	Net Exemptions		\$118,488.09	
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	\$382.73	
Project Name	Rock Meadow Partners, LLC	Local Sales Tax Exemption	\$382.72	
		County Real Property Tax Exemption	\$11,072.45	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,416.45	
Original Project Code		School Property Tax Exemption	\$20,270.23	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,287,000.00	Total Exemptions	\$40,524.58	
Benefited Project Amount	\$1,287,000.00	Total Exemptions Net of RPTL Section 485-b	\$39,696.95	
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	\$2,233.06	\$2,233.06
Not For Profit	No	Local PILOT	\$1,697.40	\$1,697.40
Date Project approved	6/30/2015	School District PILOT	\$4,088.02	\$4,088.02
Did IDA took Title to Property	Yes	Total PILOT	\$8,018.48	\$8,018.48
Date IDA Took Title to Property	7/1/2015	Net Exemptions	\$32,506.10	
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	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
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		\$5,352.81	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,728.67	
Original Project Code		School Property Tax Exemption		\$17,024.11	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$330,000.00	Total Exemptions		\$29,105.59	
Benefited Project Amount	\$247,500.00	Total Exemptions Net of RPTL Section 485-b		\$29,105.59	
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		\$4,620.71	\$4,620.71
Not For Profit	No	Local PILOT		\$5,808.40	\$5,808.40
Date Project approved	6/13/2006	School District PILOT		\$14,695.75	\$14,695.75
Did IDA took Title to Property	Yes	Total PILOT		\$25,124.86	\$25,124.86
Date IDA Took Title to Property	9/1/2006	Net Exemptions		\$3,980.73	
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. In 2016 the project entities reorganized and the lease was assigned to Dimifini-Fallsburg, 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		234.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		4.00	
Applicant Information		Net Employment Change		166.00	
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			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012002A				
Project Type	Lease	State Sales Tax Exemption		\$15,200.00	
Project Name	Rosemond Solar	Local Sales Tax Exemption		\$15,200.00	
		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	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,790,000.00	Total Exemptions		\$30,400.00	
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	3/9/2020	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	6/1/2020	Net Exemptions		\$30,400.00	
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Construction of an approximately 2 MW solar photo-voltaic electricity generating facility. Under Section 487 of the NYS Real Property Tax Law, the project will be exempt from real property taxes for a fifteen-year period following completion of the solar array. The project has committed to making PILOT payments during this period.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	191 Rosemond 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	WOODRIDGE	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	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	Rosemond Solar, LLC				
Address Line1	140 East 45th 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	10017	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	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		\$157,418.05	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$70,502.17	
Original Project Code	4801607A	School Property Tax Exemption		\$337,016.37	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$19,000,000.00	Total Exemptions		\$564,936.59	
Benefited Project Amount	\$8,050,000.00	Total Exemptions Net of RPTL Section 485-b		\$564,936.59	
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		\$83,018.61	\$83,018.61
Not For Profit	No	Local PILOT		\$37,181.20	\$37,181.20
Date Project approved	11/28/2016	School District PILOT		\$177,734.59	\$177,734.59
Did IDA took Title to Property	Yes	Total PILOT		\$297,934.40	\$297,934.40
Date IDA Took Title to Property	12/29/2016	Net Exemptions		\$267,002.19	
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	212.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	212.00		
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
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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. This organization is a not-for-profit corporation and is exempt from payment of real property taxes.				
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		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		1.00	
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 05/28/2021
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		\$5,184.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$13,643.70	
Original Project Code		School Property Tax Exemption		\$11,099.93	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,100,000.00	Total Exemptions		\$29,928.33	
Benefited Project Amount	\$11,100,000.00	Total Exemptions Net of RPTL Section 485-b			
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		\$4,859.15	\$4,859.15
Not For Profit	No	Local PILOT		\$12,787.04	\$12,787.04
Date Project approved	1/12/2015	School District PILOT		\$10,402.96	\$10,402.96
Did IDA took Title to Property	Yes	Total PILOT		\$28,049.15	\$28,049.15
Date IDA Took Title to Property	1/23/2015	Net Exemptions		\$1,879.18	
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. Project terminated as of 2/1/20.				
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		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12733	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	48011804C				
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		\$47,777.09	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$53,808.54	
Original Project Code	48011804B	School Property Tax Exemption		\$154,950.62	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,451,232.00	Total Exemptions		\$256,536.25	
Benefited Project Amount	\$7,966,232.00	Total Exemptions Net of RPTL Section 485-b		\$227,756.54	
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		\$36,485.39	\$36,485.39
Not For Profit	No	Local PILOT		\$41,042.81	\$41,042.81
Date Project approved	6/10/2019	School District PILOT		\$122,471.79	\$122,471.79
Did IDA took Title to Property	Yes	Total PILOT		\$199,999.99	\$199,999.99
Date IDA Took Title to Property	2/11/2019	Net Exemptions		\$56,536.26	
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 Liebtry. 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	5.00		
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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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	\$4,597.74	\$4,597.74
Not For Profit	Yes	Local PILOT	\$5,779.54	\$5,779.54
Date Project approved	5/8/2017	School District PILOT	\$14,622.72	\$14,622.72
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	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
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		\$7,209.97	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,467.77	
Original Project Code		School Property Tax Exemption		\$15,074.71	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions		\$28,752.45	
Benefited Project Amount	\$605,000.00	Total Exemptions Net of RPTL Section 485-b		\$27,325.19	
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		\$3,482.30	\$3,482.30
Not For Profit	No	Local PILOT		\$3,123.83	\$3,123.83
Date Project approved	3/27/2012	School District PILOT		\$7,280.84	\$7,280.84
Did IDA took Title to Property	Yes	Total PILOT		\$13,886.97	\$13,886.97
Date IDA Took Title to Property	4/30/2012	Net Exemptions		\$14,865.48	
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		15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		2.00	
Applicant Information		Net Employment Change		10.00	
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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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		\$3,724.74	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$3,225.14	
Original Project Code	48010005A	School Property Tax Exemption		\$10,417.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,300,000.00	Total Exemptions		\$17,366.88	
Benefited Project Amount	\$1,725,000.00	Total Exemptions Net of RPTL Section 485-b		\$17,366.88	
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		\$1,854.06	\$1,854.06
Not For Profit	No	Local PILOT		\$1,605.38	\$1,605.38
Date Project approved	8/12/2019	School District PILOT		\$5,185.26	\$5,185.26
Did IDA took Title to Property	Yes	Total PILOT		\$8,644.70	\$8,644.70
Date IDA Took Title to Property	8/12/2019	Net Exemptions		\$8,722.18	
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	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
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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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	
		County Real Property Tax Exemption		\$7,555.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,383.63	
Original Project Code		School Property Tax Exemption		\$16,174.50	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions		\$27,113.13	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$27,113.13	
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		\$3,923.77	\$3,923.77
Not For Profit	No	Local PILOT		\$1,757.32	\$1,757.32
Date Project approved	10/10/2000	School District PILOT		\$8,400.39	\$8,400.39
Did IDA took Title to Property	Yes	Total PILOT		\$14,081.48	\$14,081.48
Date IDA Took Title to Property	1/11/2001	Net Exemptions		\$13,031.65	
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				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011303A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Veria Lifestyle Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$89,234.07	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$39,964.89	
Original Project Code		School Property Tax Exemption	\$191,041.27	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,000,000.00	Total Exemptions	\$320,240.23	
Benefited Project Amount	\$2,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$320,240.23	
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	\$48,186.59	\$48,186.59
Not For Profit	No	Local PILOT	\$21,581.13	\$21,581.13
Date Project approved	10/15/2013	School District PILOT	\$103,162.70	\$103,162.70
Did IDA took Title to Property	Yes	Total PILOT	\$172,930.42	\$172,930.42
Date IDA Took Title to Property	11/27/2013	Net Exemptions	\$147,309.81	
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011504A				
Project Type	Lease	State Sales Tax Exemption		\$577.35	
Project Name	Veria Wellness Center	Local Sales Tax Exemption		\$577.35	
		County Real Property Tax Exemption		\$435,350.31	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$194,978.53	
Original Project Code	48011303A	School Property Tax Exemption		\$932,041.67	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$70,000,000.00	Total Exemptions		\$1,563,525.21	
Benefited Project Amount	\$70,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$862,859.06	
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		\$44,684.66	\$44,684.66
Not For Profit	No	Local PILOT		\$20,012.74	\$20,012.74
Date Project approved	9/18/2015	School District PILOT		\$95,665.42	\$95,665.42
Did IDA took Title to Property	Yes	Total PILOT		\$160,362.82	\$160,362.82
Date IDA Took Title to Property	11/27/2013	Net Exemptions		\$1,403,162.39	
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. PILOT is expected to start in 2017. Note that in accordance with the 4/1/16 Lease Agreement, the 2017 lease payment was \$3,750 during 2017, and the 2018 and later lease payments are \$43,750. On 10/16/17 an \$87,500,000 mortgage was approved to facilitate the project. In April 2020 the IDA and the project agreed to an amendment of the PILOT terms, to suspend the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21. Note error in "year financial assistance is planned to end" field: This date is 2033 and not 2036 as indicated.				
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	74.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	74.00		
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			

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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		\$7,787.10	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$20,492.05	
Original Project Code		School Property Tax Exemption		\$16,671.41	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,055,000.00	Total Exemptions		\$44,950.56	
Benefited Project Amount	\$1,980,000.00	Total Exemptions Net of RPTL Section 485-b		\$44,950.56	
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		\$4,717.43	\$4,717.43
Not For Profit	No	Local PILOT		\$12,414.09	\$12,414.09
Date Project approved	1/9/2017	School District PILOT		\$10,099.54	\$10,099.54
Did IDA took Title to Property	Yes	Total PILOT		\$27,231.06	\$27,231.06
Date IDA Took Title to Property	6/1/2017	Net Exemptions		\$17,719.50	
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	14.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	14.00		
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				

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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		\$109,501.72	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$67,207.12	
Original Project Code		School Property Tax Exemption		\$256,923.56	
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		\$433,632.40	
Benefited Project Amount	\$9,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$433,632.40	
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		\$41,211.58	\$41,211.58
Not For Profit	No	Local PILOT		\$25,293.78	\$25,293.78
Date Project approved	12/31/2007	School District PILOT		\$96,694.64	\$96,694.64
Did IDA took Title to Property	Yes	Total PILOT		\$163,200.00	\$163,200.00
Date IDA Took Title to Property	12/31/2007	Net Exemptions		\$270,432.40	
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: 12/31/2020

Run Date: 05/28/2021
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	\$2,043.06	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,961.30	
Original Project Code		School Property Tax Exemption	\$6,497.75	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$315,000.00	Total Exemptions	\$12,502.11	
Benefited Project Amount	\$236,250.00	Total Exemptions Net of RPTL Section 485-b	\$12,502.11	
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	\$1,233.53	\$1,233.53
Not For Profit	No	Local PILOT	\$2,391.70	\$2,391.70
Date Project approved	4/12/2005	School District PILOT	\$3,923.13	\$3,923.13
Did IDA took Title to Property	Yes	Total PILOT	\$7,548.36	\$7,548.36
Date IDA Took Title to Property	9/1/2005	Net Exemptions	\$4,953.75	
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: 12/31/2020

Run Date: 05/28/2021
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		\$0.00	
Project Name	Yasgur Road Productions, 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	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		\$0.00	
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	4/1/2019	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Acquisition, construction, installation and equipping of campground and facility for entertainment and sales of related services and merchandise in the Town of Bethel. Private funds invested: \$976,852.00. In November 2020 the IDA amended the terms of the PILOT Agreement, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21.				
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	4.00		
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: 12/31/2020

Run Date: 05/28/2021
Status: UNSUBMITTED
Certified Date: N/A

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 05/28/2021
Status: UNSUBMITTED
Certified Date: N/A

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
75	\$21,443,381.78	\$7,019,789.17	\$14,423,592.61	2560

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 05/28/2021
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments

note to be added prior to submittal:

As a result of the COVID-19 pandemic, please be advised that the County of Sullivan Industrial Development Agency is unable to complete and submit its required reports by the applicable 3/31 deadline for the following reasons: mandated reduction in staff and office hours; inability to access files/ and or project information; municipal and school closures; inability to access information from businesses that are working remotely' and the capability of the Board to adequately review and approve date prior to being certified in PARIS.

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

OPERATIONS AND ACCOMPLISHMENTS- YEAR ENDING DECEMBER 31, 2020

During 2020, 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 \$4,107,072 in 2011 to \$7,019,789 in 2020.

During 2020 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 2020, the Agency was involved in the following projects:

- The administration of six 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 nineteen equipment lease agreements.
- The administration of one building lease agreement, relating to the Catskills Food Hub.
- The administration of 71 projects with Agency agreements, including 57 projects that made payments in lieu of taxes to the Agency and 23 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, 2020.

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ANNUAL REPORT ON THE DISPOSITION OF REAL PROPERTY FOR CALENDAR YEAR 2020

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 February 8, 2021.

List of all Real Property owned by the Agency as of December 31, 2020:

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 2020:

None.

##

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 05/13/2021
 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/
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?	Yes	
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	

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 05/13/2021
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	Brewmation, Inc.	Address Line1	16 Donovan Drive
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	HOPEWELL JCT
Award Date	4/15/2020	State	NY
End Date	6/12/2020	Postal Code	12533
Fair Market Value		Plus 4	
Amount	\$45,015.16	Province/Region	
Amount Expended For Fiscal Year	\$45,015.16	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	equipment purchased for grant to lease program

2. Vendor Name	Crown Equipment Corporation	Address Line1	104 Bauer Drive
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	OAKLAND
Award Date		State	NJ
End Date		Postal Code	07436
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$16,600.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	equipment purchased to lease

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 05/13/2021
 Status: UNSUBMITTED
 Certified Date : N/A

3. 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	\$16,425.00	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

4. Vendor Name	IM&H Realty	Address Line1	25 Lake Louise Marie Road
Type of Procurement	Other	Address Line2	PO Box 309
Award Process	Non Contract Procurement/Purchase Order	City	ROCK HILL
Award Date		State	NY
End Date		Postal Code	12775
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$10,356.96	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	payment of employee fringe benefits

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 05/13/2021
 Status: UNSUBMITTED
 Certified Date : N/A

5. 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	\$17,087.91	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	agency insurance

6. 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: 12/31/2020

 Run Date: 05/13/2021
 Status: UNSUBMITTED
 Certified Date : N/A

7. 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	\$225,000.00	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

8. Vendor Name	Pattern for Progress	Address Line1	3 Washington Center
Type of Procurement	Consulting Services	Address Line2	2nd Floor
Award Process	Non Contract Procurement/Purchase Order	City	NEWBURGH
Award Date		State	NY
End Date		Postal Code	12550
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,150.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	membership contribution to regional think tank

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 05/13/2021
 Status: UNSUBMITTED
 Certified Date : N/A

9. Vendor Name	RBT CPAs LLP	Address Line1	11 Racquet Road
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	NEWBURGH
Award Date	12/27/2019	State	NY
End Date	12/31/2022	Postal Code	12550
Fair Market Value	\$27,600.00	Plus 4	
Amount	\$27,600.00	Province/Region	
Amount Expended For Fiscal Year	\$9,737.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	agency auditing services

10. 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	\$8,400.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	project cost-benefit analyses, reimbursed by the projects to the Agency

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

 Run Date: 05/13/2021
 Status: UNSUBMITTED
 Certified Date : N/A

11. Vendor Name	Wilson Elser Moskowitz Edelman & Dicker LLP	Address Line1	150 East 42nd Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	NEW YORK
Award Date		State	NY
End Date		Postal Code	10017
Fair Market Value		Plus 4	5639
Amount		Province/Region	
Amount Expended For Fiscal Year	\$47,698.47	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	project-related legal services

Additional Comments

Investment Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date : 05/13/2021
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	http://www.sullivanida.com/budgets-and-reports/ attached, for Board review
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	http://www.sullivanida.com/budgets-and-reports/
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	http://www.sullivanida.com/budgets-and-reports/

Additional Comments

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
FY 2020 INVESTMENT REPORT**

All investments and deposits of the Agency for the year 2020 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.

The Agency conducted its annual review and approval of its Investment Policy on February 8, 2021.

##

Certified Financial Audit for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 05/28/2021

Status: UNSUBMITTED

Certified Date : N/A

Financial Documents

audited financial statements and Board report to be attached and uploaded prior to submittal.

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

URL (If Applicable)	Attachments
---------------------	-------------

www.sullivanida.com/budgets-and-reports

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?	

URL (If Applicable)	Attachments
---------------------	-------------

www.sullivanida.com/budgets-and-reports

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

URL (If Applicable)	Attachments
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www.sullivanida.com/budgets-and-reports

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

FINANCIAL REPORT
Audited
COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Sullivan County, New York)
MONTICELLO, NEW YORK
December 31, 2020

Audited for:

Board of Directors
County of Sullivan Industrial Development Agency

DRAFT

Audited by:

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

DRAFT

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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 years ended December 31, 2020 and 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.

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, 2020 and 2019, and the respective changes in financial position, and, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note VIII to the financial statements, the spread of the global pandemic, coronavirus disease ("COVID-19"), has created economic uncertainty.

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 May 28, 2021, 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.

Newburgh, NY
May 28, 2021

**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, 2020 and 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 \$9,319,954 and \$8,640,981 at December 31, 2020 and 2019, respectively.

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

SUMMARY OF NET POSITION

	<u>2020</u>	<u>Restated 2019</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets	\$ 7,282,827	\$ 6,689,366	\$ 593,461	9%
Non-Current Assets	3,269,629	3,419,097	(149,468)	-4%
Total Assets	<u>10,552,456</u>	<u>10,108,463</u>	<u>443,993</u>	<u>4%</u>
LIABILITIES				
Current Liabilities	967,366	1,046,453	(79,087)	-8%
Non-Current Liabilities	265,136	288,029	(22,893)	-8%
Total Liabilities	<u>1,232,502</u>	<u>1,334,482</u>	<u>(101,980)</u>	<u>-8%</u>
NET POSITION				
Net Investment in Capital Assets	2,919,512	2,967,050	(47,538)	-2%
Restricted	877,775	1,272,177	(394,402)	-31%
Unrestricted	5,522,667	4,534,754	987,913	22%
Total Net Position	<u>\$ 9,319,954</u>	<u>\$ 8,773,981</u>	<u>\$ 545,973</u>	<u>6%</u>

FINANCIAL OPERATIONS HIGHLIGHTS

The increase in net position in 2020 of \$545,973 reflects the Agency's "gain" of \$545,973 for 2020. The gain is due to fee and other revenue continuing to exceed expenses.

Total revenues reflect a small decrease of \$62,089 year over year, while expenses, increased \$99,353, resulting in the decrease in the change in net position of \$161,442 year over year.

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

SUMMARY OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	2020	Restated 2019	\$ Change	% Change
<u>REVENUES</u>				
Project Fees	\$ 467,814	\$ 516,842	\$ (49,028)	-9%
Administrative Fees	52,000	52,000	-	100%
Lease Income	560,742	506,580	54,162	100%
Interest Income	20,467	20,501	(34)	0%
Grant Income	101,587	168,218	(66,631)	-40%
Miscellaneous Income	122	680	(558)	-82%
Total Revenues	1,202,732	1,264,821	(62,089)	-5%
<u>EXPENSES</u>				
Salaries and Benefits	260,033	223,191	36,842	17%
Professional, Project and Consulting Fees	60,378	50,509	9,869	20%
Advertising Fees	75,227	75,075	152	0%
Interest Expense	6,005	7,026	(1,021)	-15%
Depreciation Expense	182,748	118,856	63,892	54%
Other Expenses	72,368	82,749	(10,381)	-13%
Total Expenses	656,759	557,406	99,353	18%
Change in Net Position	\$ 545,973	\$ 707,415	\$ (161,442)	-23%

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

During 2020, 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 \$4,107,072 in 2011 to \$7,019,789 in 2020.

During 2020 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 2020, the Agency was involved in the following projects:

- The administration of six 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 nineteen equipment lease agreements.
- The administration of one building lease agreement, relating to the Catskills Food Hub.
- The administration of 71 projects with Agency agreements, including 57 projects that made payments in lieu of taxes to the Agency and 23 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
STATEMENTS OF NET POSITION**

As of December 31	2020	Restated 2019
ASSETS		
Current Assets:		
Cash and Cash Equivalents	\$ 5,517,313	\$ 4,529,411
Restricted Cash	1,471,692	1,588,491
Accounts Receivable	53,832	37,019
Prepaid Expense	2,700	2,700
Notes Receivable - Current	237,290	72,344
Due from Federal Agency	-	447,401
Due from Related Party (Note VI)	-	12,000
Total Current Assets	7,282,827	6,689,366
Non-Current Assets:		
Notes Receivable (Note II)	62,088	141,578
Capital Assets		
Net of Accumulated Depreciation (Note IV)	3,207,541	3,277,519
Total Non-Current Assets	3,269,629	3,419,097
TOTAL ASSETS	10,552,456	10,108,463
LIABILITIES		
Current Liabilities:		
Accounts Payable	17,553	20,213
Accrued Payroll	12,625	8,863
Unearned Revenue	21,000	17,300
Project Escrow Liability	83,077	93,078
PILOT Escrow Liability	365,392	433,224
Sales Tax Escrow Liability	444,826	451,335
Current Portion of Note Payable (Note V)	22,893	22,440
Total Current Liabilities	967,366	1,046,453
Non-Current Liabilities:		
Note Payable (Note V)	265,136	288,029
TOTAL LIABILITIES	1,232,502	1,334,482
NET POSITION		
Net Investment in Capital Assets	2,919,512	2,967,050
Restricted	877,775	1,272,177
Unrestricted	5,522,667	4,534,754
TOTAL NET POSITION	\$ 9,319,954	\$ 8,773,981

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
STATEMENTS OF ACTIVITIES**

For the Year Ended December 31	2020	Restated 2019
Operating Revenues:		
Project Fees	\$ 467,814	\$ 516,842
Administrative Fees	52,000	52,000
Lease Income	560,742	506,580
Interest on Notes Receivable	7,659	8,924
Grant Income	101,587	168,218
Miscellaneous Income	122	680
Total Operating Revenues	<u>1,189,924</u>	<u>1,253,244</u>
Operating Expenses:		
Payroll and Benefits	260,033	223,191
Professional Fees and Service Contracts	60,283	35,267
Advertising	75,227	75,075
Travel, Meetings and Conferences	928	1,055
Consulting Services	95	11,589
Insurance	18,478	13,658
Dues and Subscriptions	6,851	13,757
Project Expenses	-	3,653
Rent and Storage	35,153	37,519
Repairs and Maintenance	-	1,355
Office Expense	10,958	15,405
Total Operating Expenses	<u>468,006</u>	<u>431,524</u>
Operating Income	<u>721,918</u>	<u>821,720</u>
Non-Operating Revenues (Expenses):		
Interest Income	12,808	11,577
Interest Expense	(6,005)	(7,026)
Depreciation Expense	(182,748)	(118,856)
Net Non-Operating Expenses	<u>(175,945)</u>	<u>(114,305)</u>
Change in Net Position	545,973	707,415
Net Position - Beginning	<u>8,773,981</u>	<u>8,066,566</u>
Net Position - Ending	<u>\$ 9,319,954</u>	<u>\$ 8,773,981</u>

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
STATEMENTS OF CASH FLOWS**

For the Year Ended December 31	2020	Restated 2019
Cash Flows from Operating Activities		
Receipts from Providing Services	\$ 370,481	\$ 760,432
Receipts from Leases	482,945	121,605
Receipts from Grants	548,988	493,700
Receipts from Related Parties	64,000	62,000
Payments for Personal Services and Benefits	(256,271)	(260,617)
Payments to Contractors	(210,633)	(205,878)
Net Cash provided by Operating Activities	<u>999,510</u>	<u>971,242</u>
Cash Flows from Capital Financing Activities:		
Purchase of Fixed Assets	(112,770)	(207,375)
Principal and Interest Paid on Bonds	(28,445)	(29,061)
Net Cash used by Capital Financing Activities	<u>(141,215)</u>	<u>(236,436)</u>
Cash Flows from Investing Activities		
Interest Income	12,808	11,577
Net cash Provided by Investing Activities	<u>12,808</u>	<u>11,577</u>
Net Increase in Cash and Cash Equivalents	871,103	746,383
Cash and Cash Equivalents - Beginning	<u>6,117,902</u>	<u>5,371,519</u>
Cash and Cash Equivalents - Ending	<u>\$ 6,989,005</u>	<u>\$ 6,117,902</u>
Reconciliation of operating income to net cash provided by operating activities		
Operating Income	\$ 721,918	\$ 821,720
Changes in Assets and Liabilities:		
Accounts Receivable	(16,813)	81,459
Prepaid Expense	-	8,605
Due from State and Federal Agencies	447,401	325,482
Due from Related Party	12,000	10,000
Notes Receivable	(85,456)	112,681
Accounts Payable	(2,660)	10,583
Accrued Payroll	3,762	(2,159)
Unearned Revenue	3,700	(181,750)
Project Escrow Liabilities	(10,001)	50,000
PILOT Escrow Liabilities	(67,832)	(269,179)
Sales Tax Escrow Liabilities	(6,509)	3,800
Net Cash Provided by Operating Activities	<u>\$ 999,510</u>	<u>\$ 971,242</u>

**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.

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.

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

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 May 28, 2021, 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, 2020 is as follows:

	Beginning Balance	Additions	Payments	Ending Balance	Current Portion
BHFM, Inc.	\$ 35,233	\$ -	\$ (9,820)	\$ 25,413	\$ 9,788
Jane Axamethy	2,120	-	(1,854)	266	266
Justin Sutherland	21,868	-	(3,203)	18,665	7,188
Appel	47,763	-	(8,541)	39,222	10,468
Salt and pepper the kitchen	21,087	-	(14,758)	6,329	6,329
Jeff Sanitation	22,900	-	(10,325)	12,575	10,742
Catskill Distillery	29,540	151,153	-	180,693	180,693
Pro Media Inc.	2,795	-	-	2,795	2,795
Prohibition Distillery Inc.	18,862	-	(7,585)	11,277	7,585
Red Cottage	5,500	-	(3,357)	2,143	1,436
Samba Café	6,254	-	(6,254)	-	-
Total Receivables	\$ 213,922	\$ 151,153	\$ (65,697)	\$ 299,378	\$ 237,290

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

II. NOTES RECEIVABLE (CONTINUED)

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 Axaemethy	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>

III. CAPITAL ASSETS

Capital asset balances and activity for the year ended December 31, 2020 were as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Buildings and Improvements	\$ 1,603,585	\$ -	\$ -	\$ 1,603,585
Equipment	1,994,642	112,769	-	2,107,411
	3,598,227	112,769	-	3,710,996
Less: Accumulated Depreciation	(320,708)	(182,748)	-	(503,456)
Capital Assets, Net	<u>\$ 3,277,519</u>	<u>\$ (69,979)</u>	<u>\$ -</u>	<u>\$ 3,207,540</u>

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

	Beginning Balances	Increases	Decreases	Ending Balances
Buildings and Improvements	\$ 1,603,585	\$ -	\$ -	\$ 1,603,585
Equipment	1,994,642	112,769	-	2,107,411
	3,598,227	112,769	-	3,710,996
Less: Accumulated Depreciation	(320,708)	(182,748)	-	(503,456)
Capital Assets, Net	<u>\$ 3,277,519</u>	<u>\$ (69,979)</u>	<u>\$ -</u>	<u>\$ 3,207,540</u>

Depreciation was recorded in the amount of \$182,748 and \$118,856 for the years ended December 31, 2020 and 2019 respectively. The leased assets constitute \$3,691,792 of the total cost, \$490,110 of total accumulated depreciation, resulting in net book value of \$3,201,682 as of December 31, 2020.

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

IV. LEASES

Equipment Leases

The Agency has entered into 20 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 III and has a net book value of \$1,688,592.

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 III and has a net book value of \$1,513,090. The Agency received \$2,625 and \$5,250 in lease income for the years ended December 31, 2020 and 2019, respectively.

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

Year ended December 31,	
2021	\$ 11,813
2022	17,063
2023	15,750
2024	2,000
2025	21,000
2026-2028	63,000
	<u>\$ 149,625</u>

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 \$355,527 and \$365,297 at December 31, 2020 and 2019, respectively, 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.

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	\$ 310,469	\$ -	\$ (22,440)	\$ 288,029	\$ 22,893

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

V. LONG TERM DEBT (CONTINUED)

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

<u>Year ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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	24,798	3,646	28,444
2026-2030	131,706	10,519	142,225
2031-2034	37,141	525	37,666
	<u>\$ 288,029</u>	<u>\$ 34,086</u>	<u>\$ 322,115</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 years ended December 31, 2020 and 2019 for SCILDC and SCFC respectively. Due from related parties totaled \$0 and \$0 for the year ended December 31, 2020 and \$12,000 and \$0 for the year ended December 31, 2019 for SCILDC and SCFC respectively.

VIII. SUBSEQUENT EVENTS

In January 2021, the IDA Board granted a one-year deferral of all lease payments due from Sullivan Catskills Regional Food Hub, Inc. (property lease and six equipment leases).

In May 2021, the Chapter 11 bankruptcy sale of Catskill Distillery Co., Ltd. (the "Company")'s assets closed, resulting in payment of the Company's outstanding RMAP loan and reimbursement of legal fees. In addition, the Company's outstanding equipment leases have been included in a new lease with the buyer.

IX. UNCERTAINTY

During 2020, 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 and staff worked remotely for a portion of 2020, in response to NYS on Pause regulations, but returned to full-time on-site work as NYS regulations were relaxed. Accordingly, while management cannot quantify the financial and any other impacts to the Agency as of May 28, 2021, 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**

X. RESTATEMENT

The Agency has restated its 2019 financial statements by increasing Due from Federal Agency in the amount of \$133,000, representing the reclassification of federal grant revenue received in 2020. The grant provided funding for equipment purchases made for Catskill Brewery in 2019. Grant revenue and ending net position were increased accordingly.

XI. 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 June 15, 2021. 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 through 97, none of which are expected to have any substantive effects on the Agency's net position.

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OTHER SUPPLEMENTARY INFORMATION

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COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
 SCHEDULE OF CONDUIT DEBT
 DECEMBER 31, 2020

Project Name	Original Issue Amount	Original Issue Date	Interest Rate	Outstanding Balance December 31, 2019	New Issue 2020	Principal Payments 2020	Outstanding Balance December 31, 2020	Final Maturity Date
None	\$ -			\$ -	\$ -	\$ -	-	

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COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF SUPPLEMENTARY INFORMATION
DECEMBER 31, 2020

Project Name	Total amounts without exemption			Payments in Lieu of Taxes (PILOTS):	FULL-TIME EQUIVALENT JOBS CREATED AND RETAINED:					
					# 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	2020						
457 Equities Monticello Corporation	\$ 1,652.24	\$ 57,130.72	\$ -	\$ 40,320.66	4	20	4	33	8	29
Addenbrooke LLC	-	66,540	-	41,402	14	8	14	40	-	26
Adelaar Developer	-	2,981,649	-	326,969	0	350	-	184	-	184
Amytra Development	466,776	31,996	-	31,996	0	24	-	4	90	4
Be Neet LLC / Jeff Sanitation	-	20,606	-	13,450	10	3	10	14	-	4
Beaverkill Studio, Inc.	-	17,579	-	10,365	1	3	1	2	-	1
Bethel Performing Arts Center	-	-	-	69,677	0	15	-	56	-	56
BRR Brothers III LLC	-	45,177	-	29,276	3	7	3	8	-	5
MHC 83 (HW Portfolio) LLC f/k/a Canopy Liberty L	-	142,220	49,200	120,834	0	3	-	2	-	2
Catskill Distilling Co. Ltd.	-	60,366	-	18,741	0	2	-	3	-	3
Catskill Hospitality Holding LLC	23,432	2,704	-	2,704	0	12	-	-	10	-
Center One Holdings LLC	-	49,250	-	39,088	0	15	-	-	-	-
Chapin Hospitality Group, LLC	-	-	-	-	0	-	-	-	-	-
Crystal Run Village, Inc.	-	-	-	-	60	-	60	160	-	100
DC Fabrication	-	18,280	-	11,485	0	3	-	7	-	7
Deb El Food Products LLC	-	50,801	-	64,531	10	10	10	122	-	112
Dimifini-Fallsburg LLC	-	29,106	-	25,125	68	4	68	234	4	166
Doetsch Family II LLC	34,960	6,014	-	5,758	0	13	-	3	6	3
Doetsch Family III LLC	14,909	-	-	-	0	-	-	-	-	-
Ella Ruffo LLC	-	15,835	-	6,078	0	3	-	1	-	1
Empire Resorts Real Estate I LLC	-	111,528	-	139,507	0	55	-	-	3	-
Empire Resorts Real Estate II LLC	728	476,512	-	43,596	0	63	-	15	-	15
EPT Concord II	-	265,724	-	331,754	0	520	-	1	-	1
Forestburgh Hospitality	-	51,227	-	36,902	0	12	-	1	-	1
Four Goats, LLC.	-	32,089	-	22,175	0	15	-	16	-	16
Hudsut LLC	-	37,406	-	19,891	0	10	-	10	-	10
Ideal Snacks Corporation	-	554,524	-	451,335	50	10	50	464	-	414
International Contractors Cop/ Jam Two LLC	-	18,193	-	11,409	4	2	4	5	4	1

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF SUPPLEMENTARY INFORMATION (CONTINUED)
DECEMBER 31, 2020

Project Name	Total amounts without exemption			Payments in Lieu of Taxes (PILOTS):	FULL-TIME EQUIVALENT JOBS CREATED AND RETAINED:					
					# 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	2020						
Kaufman	\$ -	\$ 15,399	\$ -	\$ 12,099	9	6	9	9	-	-
Kohl's Department Stores	-	702,017	-	571,880	-	500	-	370	-	370
Loughlin & Billig	-	12,325	-	11,161	30	15	30	23	-	(7)
Madasa	-	18,515	-	10,378	-	6	-	5	-	5
Metallized Carbon Corporation	-	35,271	-	5,539	-	10	-	12	-	12
Millennium Pipeline Company	-	1,464,439	-	1,082,553	-	17	-	-	-	-
Mogenavland (Bethel)	-	195,488	-	59,623	9	-	9	4	-	(5)
Mogenavland (Tusten)	-	92,414	-	25,876	9	-	9	12	-	3
Montreign Operating Company	3,333	6,069,336	3,300,000	1,889,156	-	1,050	-	571	6	571
Nonni's Acquisition Company	-	124,301	-	123,399	-	14	-	39	-	39
NY Bethel I LLC	30,480	-	-	-	-	-	-	1	-	1
NY Delaware I LLC	-	-	-	20,000	-	-	-	-	-	-
NY Delaware II LLC	-	-	-	20,000	-	-	-	-	-	-
NY Delaware III, LLC	8,160	-	-	-	-	-	-	1	-	1
NY Delaware IV, LLC	2,560	-	-	-	-	-	-	1	-	1
NY Delaware V, LLC	1,040	-	-	-	-	-	-	-	-	-
NY Delaware VI, LLC	3,360	-	-	-	-	-	-	-	-	-
NY Liberty I LLC	1,440	-	-	20,000	-	-	-	1	-	1
NY Thompson I LLC	-	-	-	20,000	-	-	-	-	-	-
NY Thompson II LLC	-	-	-	10,500	-	-	-	-	-	-
NY Tusten I, LLC	5,040	-	-	-	-	-	-	-	-	-
Peck's Market of Jeffersonville	-	25,720	-	20,701	8	8	8	20	-	12
Pestech Exterminating	-	18,486	-	10,723	10	4	10	59	-	49
Psychedelic Solar LLC	-	-	-	-	-	1	-	-	-	-
Regency Manor Senior Housing	-	135,844	-	17,355	-	3	-	-	-	-
RGG Realty LLC/ Columbia Ice & Cold Storage Corp	-	-	3,150	-	-	5	-	-	-	-
RHH Land	-	70,745	-	45,590	-	6	-	12	-	12
Rock Meadow Partners	765	39,759	-	8,018	-	4	-	4	-	4
Rosemond Solar LLC	30,400	-	-	-	-	-	-	-	-	-
SPT IVEY 61 Emerald MOB LLC	-	564,937	-	297,934	-	200	-	212	-	212

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF SUPPLEMENTARY INFORMATION (CONTINUED)
DECEMBER 31, 2020

Project Name	Total amounts without exemption			Payments in Lieu of Taxes (PILOTS):	FULL-TIME EQUIVALENT JOBS CREATED AND RETAINED:					
	Sales Tax	Real Property Tax	Mortgage Tax	2020	# 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
Sullivan County Community College Dormitory Corp.	\$ -	\$ -	\$ -	\$ -	-	9	-	1	-	1
Sullivan Property Acquisitions LLC	-	29,928	-	28,049	-	250	-	-	-	-
Sullivan Resorts LLC	-	256,536	-	200,000	-	25	-	6	5	6
The Center for Discovery Inc.	-	-	-	25,000	-	-	-	5	-	10
Theowins LLC	-	28,752	-	13,387	5	4	5	15	2	10
Tiv Leivov LLC	-	17,367	-	8,645	-	3	-	2	-	2
Turtlehead Enterprises	-	27,113	-	14,081	-	6	-	4	-	4
Veria Lifestyle, Inc. (Infrastructure)	-	320,240	-	172,930	-	-	-	-	-	-
Veria Lifestyle, Inc. (Wellness Center)	1,155	1,562,371	-	160,363	-	200	-	74	-	74
Veteran NY Sturgis 55 LLC	-	44,951	-	27,231	-	12	-	14	-	14
West Delaware Hydro Associates	-	433,632	-	163,200	-	2	-	1	-	240
Woodridge Family Restaurant	-	12,502	-	7,548	-	9	-	1	-	1
Yasgur Road Productions LLC	-	-	-	-	-	7	-	-	4	-

*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.

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

Project Name	Payments in Lieu of Taxes (PILOTS):				FULL-TIME EQUIVALENT JOBS CREATED AND RETAINED:					
	Total amounts without exemption			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							
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	-	17,069	-	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 Corporation	-	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	-	10,523	-	6	-	1	-	1	
Metallized Carbon Corporation	-	39,523	-	8,601	-	10	-	12	-	12	
Millennium Pipeline Company	-	1,464,439	-	742,665	-	17	-	-	-	-	
Mogenvland (Bethel)	-	185,102	-	52,450	9	-	9	38	-	29	
Mogenvland (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	-	131,132*	20	20	20	1	-	(19)	
Nonni's Acquisition Company	-	116,240	-	126,783	-	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 of Taxes (PILOTS):		FULL-TIME EQUIVALENT JOBS CREATED AND RETAINED:					
	Sales Tax	Real Property Tax	Mortgage Tax	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	
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	-	161,680	-	-	-	-	-	-	
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	-	97,830	-	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	-	

OTHER REPORTING REQUIRED BY
GOVERNMENT AUDITING STANDARDS

**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, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated May 28, 2021.

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.

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.

Newburgh, New York
May 28, 2021

DRAFT

County of Sullivan Industrial Development Agency
Report to the Board of Directors
December 31, 2020

May 28, 2021

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 County of Sullivan Industrial Development Agency (the "Agency") as of and for the year ended December 31, 2020. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the Agency'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 Agency.

Sincerely,

A handwritten signature in dark ink, reading "Shannon M. Mannese, CPA, CFE". The signature is written in a cursive style.

Shannon M. Mannese, CPA, CFE
Partner

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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 and <i>Government Auditing Standards</i> issued by the Comptroller General of the United States have been described to you in our arrangement letter dated November 13, 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 November 13, 2020 regarding the planned scope and timing of our audit and identified significant risks. Describe changes, if any, to information in the previous communication that have not otherwise been discussed with those charged with governance.
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 Agency. The Agency 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 accounting policies of the Agency conform to accounting principles generally accepted in the United States of America for governmental units as established by the Governmental Accounting Standards Board (GASB). The financial statements were prepared on the assumption that the Agency will continue as a going concern.
Audit Adjustments	A summary of audit adjustments, other than those that are clearly trivial, proposed by us and recorded by the Agency 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.

Area	Comments
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.
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 Letter Communicating Management Suggestions	We did not encounter any significant difficulties in dealing with management during the audit. We have separately communicated the management suggestions in internal control over financial reporting identified during our audit of the financial statements. This communication is attached as
Significant Written Communications Between Management and Our Firm	Copies of significant written communications between our firm and the management of the Agency, including the representation letter provided to us by management, are attached as Exhibit A.

Summary of Significant Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events, and certain assumptions about future events. You may wish to monitor throughout the year the process used to determine and record these accounting estimates. The following describes the significant accounting estimates reflected in the Agency's December 31, 2020 financial statements.

Estimate	Accounting Policy	Management's Estimation Process	Basis for Our Conclusions on Reasonableness of Estimate
Allowance for Doubtful Accounts Receivable	Management reviews accounts receivable to specifically identify amounts due that would be uncollectible.	Estimated amounts are decided upon by the Organization based on management's judgment regarding collectability. Management has determined that an allowance for doubtful accounts was not necessary as of Dec 31, 2020.	Appears reasonable based on history of collections and collection of significant receivables after the balance sheet date.

Summary of Recorded Audit Adjustments

Description	Net Effect-Increase (Decrease)				
	Assets	Liabilities	Fund Balance	Revenues	Expenditures
Income Statement Effect				\$ (472,911)	\$ 181,937
Balance Sheet Effect	\$ (371,404)	\$ 150,444	\$ (654,888)		

The amounts above reflect the net increase/(decrease) to the indicated account classes as a result of 20 entries proposed during our audit procedures, including a restatement of \$133,000. These entries have been reviewed and accepted by Jennifer Flad, Executive Director.

- **Letter Communicating Management Suggestions**

May 28, 2021

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 County of Sullivan Industrial Development Agency (the "Agency") as of and for the year ended December 31, 2020. These items are offered as constructive suggestions to be considered part of the ongoing process of modifying and improving the Agency's practices and procedures.

We consider the following to be management suggestions:

Reconciliations

During the audit, RBT proposed several adjustments to significant accounts. RBT recommends that Agency periodically reconcile its receivable and liability accounts,, preferably at least quarterly, such that interim financial reports are more reliable and the year-end closing is simpler.

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 annul basis.

Board Meetings

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

County of Sullivan Industrial Development Agency
Report to the Board of Directors
May 28, 2021

Those comments denoted by an “*” are substantially unchanged from our 2019 letter and continue to be applicable.

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

Sincerely,

A handwritten signature in dark ink, reading "Shannon M. Mannese, CPA, CFE". The signature is written in a cursive style.

Shannon M. Mannese, CPA, CFE
Partner

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