

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

MEETING NOTICE

TO: Suzanne Loughlin, IDA Chairperson
Edward Sykes, IDA Vice Chairman
Carol Roig, IDA Secretary
Howard Siegel, IDA Treasurer & Chief Financial Officer
Scott Smith, IDA Assistant Treasurer
Paul Guenther, IDA Member
Sean Brooks, IDA Member
Chairman and Members of the Sullivan County Legislature
Josh Potossek, Sullivan County Manager
John Kiefer, IDA Chief Executive Officer
Walter Garigliano, Esq., IDA Counsel
FROM: Jennifer Flad, Executive Director
DATE: March 25, 2022

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

Date: Wednesday, March 30, 2022

Time: 9:00 AM

Location: Via Zoom Videoconference Call

Because of the Novel Coronavirus (COVID-19) pandemic and in accordance with Chapter 417 of the Laws of 2021, which took effect on September 2, 2021 and was amended effective January 14, 2022 and further amended effective March 16, 2022 and which allows state and local government meetings that are normally held in person to be held remotely instead, this meeting will be held via Zoom videoconference call.

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://us06web.zoom.us/j/6785188985>

This meeting video will also be livestreamed on the [IDA's YouTube Channel](#).

Meeting documents will be posted online [here](#).

SEE REVERSE FOR AGENDA

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MEETING AGENDA
Wednesday, March 30, 2022

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

March 14, 2022

IV. BILLS AND COMMUNICATIONS

V. NEW BUSINESS

Resolution: Authorizing the Amendment of the Golf Project Transaction Documents By and Between the Agency and Empire Resorts Real Estate I, LLC and the EV Hotel Project Transaction Documents By and Between the Agency and Empire Resorts Real Estate II, LLC

Discussion: FSH Lodge at Neversink, LLC and 7491 State Route 55 Property Co., LLC Application for Agency Benefits

Resolution: Authorizing the Agency to Engage Special Counsel in Connection with the FSH Lodge at Neversink, LLC and 7491 State Route 55 Property Co., LLC Application

Discussion: Fay Hospitality Catskills LLC Application for Agency Benefits

Discussion: NY Thompson III, LLC Application for Agency Benefits

Discussion and Approval: FY 2021 Audited Financial Statement and Public Authorities Reporting Information System (PARIS) Reports

Discussion: Board Member Self-Evaluation Forms (in Closed Session if desired)

Any and All Other Business Before the Board

VI. PUBLIC COMMENT AND ADJOURN

##

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REGULAR MEETING MINUTES

Monday, March 14, 2022

I. CALL TO ORDER

Chairperson Suzanne Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:01 AM via video conference.

II. ROLL CALL

Members Present-

Suzanne Loughlin

Edward Sykes

Howard Siegel

Carol Roig

Paul Guenther

Scott Smith

Members Absent-

Sean Brooks

Staff Present-

John Kiefer, Chief Executive Officer

Jennifer Flad, Executive Director

Julio Garaicoechea, Project Manager

Staff Absent-

None

Others Present-

Walter Garigliano, Agency Counsel

Joseph Abraham, *SC Democrat*

George Duke, Brown Duke & Fogel, P.C. (arrived 11:05 AM)

Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Roig, and seconded by Mr. Guenther, the minutes of the February 14, 2022 Recessed to February 24, 2022 meeting were unanimously approved.

IV. BILLS AND COMMUNICATIONS

On a motion made by Mr. Sykes, and seconded by Mr. Siegel, the revised schedule of payments showing 12 payments totaling \$22,640.04 was unanimously approved. Ms. Flad noted that the Agency received and disbursed all 2022 PILOT payments.

V. STAFF ACTIVITY REPORT

Ms. Flad updated the Board on two grant applications submitted to the USDA Rural Business Development Grant program for Technical Assistance to assist a small-scale red meat processing facility and a poultry processing facility. Additionally, Ms. Flad will be participating as a panelist at panel discussion organized by the Partnership for Economic Development in Sullivan County, Inc.

VI. NEW BUSINESS

On a motion made by Mr. Siegel, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution authorizing allocation of additional funding in the amount of \$500,000.00 to the **Agency's AgriBusiness Revolving Loan and Lease Fund**. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Ms. Roig, and seconded by Mr. Smith, the Board reviewed and discussed a resolution amending in part, reaffirming, in part the Agency's current **Uniform Tax Exemption Policies** and creating one additional program, to wit: **Sullivan County International Airport Program**. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Sykes, and seconded by Mr. Smith, the Board reviewed and discussed a resolution authorizing an amendment of the **Adelaar Developer, LLC** PILOT Agreement to authorize acceptance of a guaranty from EPR Properties as financial security for the 2023 PILOT Payment. Mr. Siegel acknowledged that the parent company maintains proper capital facilities according to financial documents and recommends approval. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Ms. Loughlin, and seconded by Mr. Sykes, the Board discussed a **Rural Microentrepreneur Assistance Program Loan to Sullivan Sundries, LLC**. Mr. Garaicoechea stated the project plans to complete renovation of a commercial houseware, cookware, and specialty food store on Main St in Jeffersonville. He added that the Loan Committee recommended approval of a 5-year, \$50,000.00 loan with 4% interest. Chairperson called the motion to question, the Board voted, and loan to Sullivan Sundries LLC was unanimously approved.

Attorney Garigliano updated the Board on receipt of a request for project agreement modifications to the **Empire Resorts Real Estate I, LLC** and **Empire Resorts Real Estate II, LLC** project documents. The Board will be briefed pending review.

The Board came to consensus on a proposed Special Meeting to discuss **Board Member Self-Evaluation Forms** and review the **2021 Audited Financial Statements** on March 30, 2022, at 9:00AM in the Committee Room at the Sullivan County Government Center.

On a motion made by Mr. Smith, and seconded by Ms. Loughlin, the Board entered into Executive Session to discuss the financial history of a particular corporation at approximately 11:21AM.

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the Board exited Executive Session at approximately 11:40AM.

XII. PUBLIC COMMENT AND ADJOURN

Chairperson Loughlin asked those present for public comment. The Board recognized the comments of Ken Walter. On a motion made by Mr. Siegel, and seconded by Mr. Smith, the meeting was adjourned at approximately 11:44 AM.

Respectfully submitted:

Julio Garaicoechea, Project Manager

##

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**548 Broadway, Monticello, NY 12701****845-428-7575****REVISED SCHEDULE OF PAYMENTS: MARCH 30, 2022**

No.	Vendor	Description	Amount
1	NYS Tax Department	Empire Resorts Real Estate II, LLC- Sales Tax Recapture (<i>pass-through</i>)	\$ 377.60
2	Kristt Kelly Office Systems Corp.	Copier Service Contract 11/8/21-11/7/22	\$ 259.00
3	AT&T Mobility	Cell Phone Service 3/21/22-4/20/22	\$ 91.16
TOTAL			\$ 727.76
I certify that the payments listed above were audited by the Board of the IDA on March 30, 2022 and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants in the amount opposite its name.			
<hr/>			<u>3/30/2022</u>
Signature			Date

Expenses Approved and Paid Since Last Regular Meeting (3/14/22)

No.	Vendor	Description	Amount
1	The Vintner Vault	Equipment to be leased to SVG 26 LLC, authorized by Board vote on 2/14/22	\$ 13,888.05
TOTAL			\$ 13,888.05

Other Expenses and Items Paid Since Last Regular Meeting (3/14/22)—no approval required

No.	Vendor	Description	Amount
1	Payroll Expenses	Payroll check date: 3/25/22	\$ 8,541.85
TOTAL			\$ 8,541.85



March 9, 2022

Suzanne Loughlin, Chairperson and Member of the Board of Directors
Jennifer Flad, Executive Director
Walter Garigliano, Esq., Agency Counsel
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701

RE: Empire Resorts Real Estate I, LLC & Empire Resorts Real Estate II, LLC - Request for
Amendments to Project Documents

Dear Chairperson Loughlin, Ms. Flad, Mr. Garigliano and Members of the Board:

As you are aware, on or about March 25, 2016 Empire Resorts Real Estate I, LLC ("ERREI") applied for financial assistance from the County of Sullivan Industrial Development Agency ("Agency") for the redesign and reconstruction of the Monster Golf Course ("Golf Project"), and the application was approved by Board resolution on June 20, 2016. On or about August 17, 2017 Empire Resorts Real Estate II, LLC ("ERREII") applied for financial assistance from the Agency for the development of the Entertainment Village Hotel ("EV Hotel Project" and together with the Golf Project, the "Projects"), and the application was approved by Board resolution on August 23, 2017.

As we emerge from the pandemic, the Projects have evolved and have been adapted to the current market and economic conditions. As such, please see outlined below the proposed project and budget amendments to the Projects:

The original Golf Project plan included a new clubhouse at the location of the existing club house which would feature locker rooms, a pro-shop, offices for a golf-pro and assistant, small restaurant and bar. The clubhouse has now been modified on the Golf Project plan. The modified clubhouse plan is to include a comfort station (including restrooms and light snacks) located on the golf course. The original total budget for the Golf Project was \$17.6M. Over \$20M has been spent on the Golf Project to date, and an additional \$12.7M will be spent to bring the Golf Project to completion. (See attached budget "RW Catskills Monster Golf Course"). Of the \$12.7M, an estimated \$12,125,000 is hard costs, most of which would be subject to sales and use tax, absent Agency financial assistance. Therefore, the estimate for sales tax exemption for the Golf Project is \$970,000.



The clubhouse, originally planned to be part of the Golf Project, will now be constructed inside The Alder Hotel on the site of the EV Hotel Project. Modifications to the facility will create locker rooms, a pro-shop, and offices. This project plan will now allow golfers to utilize the Top Golf Suites and Dos Gatos Cantina currently located in The Alder, maximizing the properties amenities and infrastructure to provide a first in class golf experience. These improvements will add an additional \$300,000 to the EV Hotel Project budget. (See attached budget "RW Catskills Alder Pro Shop and Locker Rooms"). Of the \$300,000, \$250,000 is estimated to be for purchases subject to sales and use tax absent Agency financial assistance. Therefore, the estimate for sales tax exemption is \$20,000.

We respectfully request that the Agency modify the Golf Project and EV Hotel Project documents to reflect these changes to the project plans. We further request additional time to complete the Projects, and sales tax exemption authority to allow for the completion of both Projects. According to the Agent and Project Agreement for the Golf Project (dated December 22, 2016) (the "Golf Project Agreement"), and the Agent and Project Agreement for the EV Hotel Project (dated March 1, 2018) (the "EV Hotel Project Agreement"), subsequent sales tax abatement letters may be issued, at the Agency's discretion, so long as ERREI and ERREII are in compliance with all of the terms of their respective Agreements with the Agency.

We respectfully request the Agency issue new Sales Tax Abatement Letters authorizing an additional New York State Sales and Use Tax Exemption of \$970,000 for the Golf Project and \$20,000.00 for the EV Hotel Project to be valid through and including December 31, 2022. We thank you in advance for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Meghan Taylor', is written over a horizontal line.

Meghan Taylor
VP, Government Affairs & Public Relations
Genting New York

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
548 Broadway
Monticello, New York 12701
845-428-7575
APPLICATION FOR FINANCIAL ASSISTANCE

I. A. APPLICANT INFORMATION:

Company Name: FSH Lodge at Neversink, LLC

Address: 4053 State Route 52, Youngsville, New York 12791

Phone No.: (845) 439-0025

Telefax No.: N/A

Email Address: chris@westernsullivan.com

Fed Id. No.: N/A

Contact Person: Christopher Monello

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Principal Owners (Shareholders/Members/Owners): See attached.

Directors/Managers: _____

Officers: _____

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

_____ Corporation (Sub-s)

Date of incorporation: _____

State of incorporation: _____

_____ Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation: _____

Jurisdiction formation: _____

X Limited Liability Company/Partnership (number of members _____)

Date of organization: October 6, 2020

State of organization: New York

____ Sole Proprietorship

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes____ No____ N/A X (If so, please append Certificate of Authority.)

B. APPLICANT INFORMATION:

Company Name: 7491 State Route 55 Property Co., LLC

Address: 4053 State Route 52, Youngsville, New York 12791

Phone No.: (845) 439-0025

Telefax No.: N/A

Email Address: chris@westernsullivan.com

Fed Id. No.: N/A

Contact Person: Christopher Monello

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Principal Owners (Shareholders/Members/Owners): See attached.

Directors/Managers: _____

Officers: _____

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

____ Corporation (Sub-s)

Date of incorporation: _____
State of incorporation: _____

_____ Partnership

General _____ or Limited _____
Number of general partners _____

If applicable, number of limited partners _____

Date of formation: _____

Jurisdiction formation: _____

 X Limited Liability Company/Partnership (number of members _____)

Date of organization: September 23, 2020

State of organization: New York

_____ Sole Proprietorship

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes___ No___ N/A___ (If so, please append Certificate of Authority.)

APPLICANT'S COUNSEL

Name: Karl A. Bressler, Esq.

Address: 42 Pearl Street, Livingston Manor, New York 12758

Phone No.: (845) 439-6049

Telefax No.: (845) 439-6052

Email Address: kbressler@hvc.rr.com

II. REQUESTED FINANCIAL ASSISTANCE

Estimated Value

Real Property Tax Abatement (estimated)	\$ <u>tbd</u>
Mortgage Tax Exemption	\$ <u>68,000</u>
Sales and Use Tax Exemption	\$ <u>274,888</u>
Issuance by the Agency of Tax Exempt Bonds	\$ <u>N/A</u>

III. PROJECT INFORMATION

A.) Project Location:

Project Address: 7491 State Route 55, Neversink, New York 12765

Tax Map Number(s): 30.-1-39.1 and 30.-1-39.3

Located in the Village of: N/A

Located in Town of Neversink

Located in the School District of Tri-Valley

Located in Hamlet of Neversink

(i) Are Utilities on Site?

Water/Sewer _____

Electric X

Gas _____

Storm Sewer _____

(ii) Present legal owner of the site: Applicant B

If other than Applicant, by what means will the site be acquired for this Project:

(iii) Zoning of Project Site: Current: H; RS; and RR-3 Proposed: N/A

(iv) Are any variances needed: No

(v) Principal Use of Project upon completion: Health Spa Resort

B.) Will the Project result in the removal of a plant or facility of the Applicant or a proposed Project occupant from one area of the State of New York to another area of the State of New York? No; If yes, please explain:

C.) Will the Project result in the abandonment of one or more Plants or facilities of the Applicant or a proposed Project occupant located in the State of New York? No; If yes, please explain:

D.) If the answer to either question B or C above is yes, you are required to indicate whether any of the following apply to the Project:

1. Is the Project reasonably necessary to preserve the competitive position of the Applicant or such Project Occupant in its industry? Yes _____; No _____. If yes, please explain:

2. Is the Project reasonably necessary to discourage the Applicant or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes _____; No _____. If yes, please explain:

E.) Will the Project include facilities or property that will be primarily used in making retail sales of goods or provide services to customers who personally visit such facilities? No; If yes, please contact the Agency for additional information.

F.) Please provide a narrative of the Project and the purpose of the Project (new build, renovations, and/or all equipment purchases). Identify specific uses occurring within the Project. Describe any and all tenants and any/all end users. Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected. Attach additional sheets, if necessary.
See attached.

G.) COSTS AND BENEFITS OF THE PROJECT

Costs = Financial Assistance

Estimated Sales Tax Exemption	\$ 274,880
Estimated Mortgage Tax Exemption	\$ 68,000
Estimated Property Tax Abatement	\$ tbd
Estimated Interest Savings IRB Issue	\$ N/A

Benefits= Economic Development

Jobs created	\$ 2,150,000
Jobs retained	\$ None
Private funds invested	\$10,035,000
Other Benefits	\$ None

Estimate how many construction/permanent jobs will be created or retained as a result of this Project:

Construction:	<u>66</u>
Permanent:	<u>43</u>
Retained (at current facility):	<u>Facility closed since 2010</u>

Project Costs (Estimates)	
Land and Existing Buildings	\$ <u>3,250,000</u>
Soft Costs (5%)	\$ <u>501,750</u>
Other	\$ <u>6,283,250</u>
Total	\$ <u>10,035,000</u>

In addition to the above estimated capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources and an estimate of both the amount to be invested by the Applicant and the amount to be borrowed to finance the Project.

- invested by Applicant, \$3,235,000
- bank financing, \$6,800,000
- no public sector assistance

In addition to the job figures provided above, please indicate the following:

- 1) The projected number of full time equivalent jobs that would be retained and that would be created if the request for financial assistance is granted.

<u>No retained jobs – facility closed since 2010</u>	
<u>Construction jobs 66</u>	<u>Permanent jobs 43</u>

- 2) The projected timeframe for the creation of new jobs.

<u>Construction May 2022; permanent May 2023</u>
--

- 3) The estimated salary and fringe benefit averages or ranges for categories of the jobs that would be retained or created if the request for financial assistance is granted.

<u>No retained jobs; see attached for new jobs created.</u>
<u> </u>
<u> </u>

- 4) An estimate of the number of residents of the economic development region as established pursuant to section two hundred thirty of the Economic Development Law, in which the project is located that would fill such jobs. The

labor market area defined by the agency (Mid-Hudson Economic Development Region)

\$1,433,386

H.) State whether there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the Agency See attached

IV. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B) First Consideration for Employment. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) Annual Employment Reports. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

- E.) Absence of Conflicts of Interest. The Applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described.
- F.) The Applicant represents that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- G.) The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H.) The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I.) The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

FSH Lodge at Neversink, LLC
By: FSH Holding, LLC, its Sole Member

By: Corey Sims Foster, Manager

Date: March 15, 2022

7491 State Route 55 Property Co., LLC
By: FSH Holding, LLC, its Sole Member

By: Corey Sims Foster, Manager

Date: March 15, 2022

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

COREY SIMS FOSTER, being first duly sworn, deposes and says:

1. That I am the Manager of FSH Holding, LLC, the Sole Member of FSH Lodge at Neversink, LLC and 7491 State Route 55 Property Co., LLC (collectively, the "Applicant") and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

Corey Sims Foster

Subscribed and affirmed to me under penalties of perjury
this 15th day of March, 2022.

(Notary Public)

SUE JAHN
Notary Public, State of New York
NYS Registration No. 01JA4989241
Qualified in Sullivan County
My Commission Expires 12/02/2025

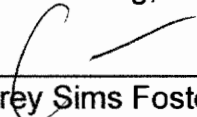
THIS APPLICATION SHALL BE SUBMITTED WITH (I) TWO CHECKS: ONE COVERING A \$250.00 APPLICATION FEE AND THE SECOND COVERING A \$5,000.00 UP-FRONT ESCROW DEPOSIT; AND (II) APPLICANT'S FORMATION DOCUMENTS (IE: IF A CORPORATION: ITS CERTIFICATE OF INCORPORATION AND BYLAWS; IF A LIMITED LIABILITY COMPANY: ITS ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT; IF A LIMITED PARTNERSHIP: ITS CERTIFICATE OF LIMITED PARTNERSHIP AND LIMITED PARTNERSHIP AGREEMENT; OR IF A PARTNERSHIP: ITS PARTNERSHIP AGREEMENT TO:

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
Executive Director
548 Broadway
Monticello, New York 12701**

HOLD HARMLESS AGREEMENT

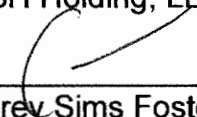
Applicant hereby releases the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof ("Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

FSH Lodge at Neversink, LLC
By: FSH Holding, LLC, its Sole Member


By: Corey Sims Foster, Manager

Date: March 15, 2022

7491 State Route 55 Property Co., LLC
By: FSH Holding, LLC, its Sole Member


By: Corey Sims Foster, Manager

Date: March 15, 2022

Sworn to before me this
15th day of March, 2022.


Notary Public

SUE JAHN
Notary Public, State of New York
NYS Registration No. 01JA4989241
Qualified in Sullivan County
My Commission Expires 12/02/2025

III. F.)

This explanation is attached to and part of the Application of FSH Lodge at Neversink, LLC and 7491 State Route 55 Property Co., LLC to the County of Sullivan Industrial Development Agency.

The project consists of the redevelopment of the former New Age Health Spa, which has been closed since 2010.

Hospitality properties are unlike most other businesses. Hotels and event venues rely heavily on repeat bookings to generate revenue. Lodging venues require some years of operation before guests return for a subsequent visit. This wellness retreat will attract a special type of guest and cannot be viewed in the same way as a limited-service hotel convenient to an airport or highway intersection where bookings occur based on a hotel chain booking platform.

Foster Supply Hospitality, LLC ("FSH") developed six (6) small hotels in Sullivan County and Wayne County, Pennsylvania over the past seven (7) years. All current FSH properties are substantially smaller in terms of room count and were less complicated in terms of the renovations required. Deferred maintenance exists due to being closed for almost twelve (12) years.

Our experience tells us that the cost of guest acquisition will be high when a property first opens. When FSH opened the Arnold House in 2014, we were glad to see a few rooms booked each weekend. Over time our guests enjoyed the experience and return guest bookings multiplied. Additional hotels we subsequently opened enjoyed overflow bookings from previously opened hotels and reached occupancy levels quicker than we expect at a resort with a targeted audience seeking wellness services will achieve.

Although the wellness concept is represented nationally, we will be one of the first in our region. While we expect to create a first-rate wellness center, we realize establishing ourselves in this targeted programming space will take time. Our experience leads us to believe that revenue will not reach stabilized levels until our third year of operation. We do not anticipate the property to be cash flow positive until the third year of operations. We do not expect cumulative losses to be offset by profits until year four (4) or five (5). Accordingly, limiting real estate tax expense in the first few years of operations is essential for the project to make financial sense.

New Age Health Spa closed in 2010 following years of operating losses. The property has not operated in twelve (12) years. The re-use of this property as a wellness retreat, while challenging, is likely the only viable option given the unique improvements and layout of the existing buildings at the site.

III. G.) 3) Salary Ranges

Guest Services/ Front Desk: \$44,928 - \$74,880

(Rooms Manager, Reception, Reservations, Guest Services Manager, Guest Services Staff)

Housekeeping: \$49,920 - \$59,904

(Housekeeping Supervisors, Housekeepers, Houseman/Public Area Attendant, Laundry Staff, Pool Attendant)

Spa: \$54,912 - \$87,360

(Spa Manager, Nutritionist/Health Consultant, Yoga Instructor, Spa Assistant Manager, Spa Attendants)

F&B Front of House: \$24,960 - 79,872 (tip wages for tipped employees not included)

(F&B Managers, Servers, Bartenders, Bussers)

Kitchen: \$32,448 - \$89,856

(Executive Chef, Sous Chefs, Cooks, Stewards/Dishwashers)

Admin/ General Manager: \$62,400 - \$104,832

(General Manager, Accounting Staff)

Repairs and Maintenance: \$54,912 - \$57,408

(Handyman/Engineer, Grounds and Landscaping)

III. H.) Benefits:

Health Insurance

Paid time off

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the County of Sullivan Industrial Development Agency ("Agency") on Monday, April 11, 2022 at 8:30 a.m., local time, in the Board Room at the Town of Neversink Town Hall, 273 Main Street, Grahamsville, New York, in connection with the following matter:

FSH Lodge at Neversink, LLC ("FSH Lodge") and 7491 State Route 55 Property Co., LLC ("7491," and together with FSH Lodge collectively, the "Company") has submitted an application ("Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project consisting of the: (i) acquisition, construction, reconstruction, renovation, rehabilitation, installation and equipping of nine (9) existing buildings aggregating approximately 30,000 +/- square feet, intended to be used as a wellness retreat including 34 guest rooms, spa, restaurant and related amenities ("Buildings") situate on two (2) parcels of real estate consisting of approximately 229.5+/- acres located at 7491 State Route 55 and Seeman Road, Town of Neversink ("Town"), County of Sullivan ("County"), State of New York and identified on the Town tax map as Section 30, Block 1, Lots 39.1 and 39.3 ("Land"); (ii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iii) construction of improvements to the Buildings, the Land and the Equipment (collectively, the Buildings, the Land and the Equipment are referred to as the "Project"); and (iv) lease of the Project from the Agency to the Company.

The Agency will acquire title to, or a leasehold interest in, the Project and lease the Project back to the Company. The Company will operate the Project during the term of the Lease. At the end of the lease term, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance ("Financial Assistance") to the Company in the form of sales and use tax exemption and mortgage recording tax exemption, consistent with the policies of the Agency, and a partial real property tax abatement.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's project application and hear and accept written and oral comments from all persons with views in favor of, opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: March 25, 2022

By: COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
548 Broadway
Monticello, New York 12701
845-428-7575
APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION:

Company Name: NY Thompson III, LLC
Address: 140 East 45th Street, Suite 32B-1, New York, NY 10017
Phone No: 646-998-6495
Telefax: NA
Email Address: peter.dolgos@delawareriversolar.com
Fed Id No.: 86-2737199
Contact Person: Peter Dolgos - SVP NY Thompson III, LLC

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Principal Owners (Shareholders/Members/Owners): NY DRS Finco IV, LLC (100%)

Directors/Managers: NY DRS Finco IV, LLC (Sole Member)

Officers: Richard Winter (CEO), John Tartaglia (President), Peter Dolgos (SVP)

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

☐ Corporation (Sub-s)

Date of incorporation: _____

State of incorporation: _____

☐ Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation: _____

Jurisdiction formation: _____

☒ Limited Liability Company/Partnership (number of members 1)

Date of organization: 12/23/2020

State of organization: NY

☐ Sole Proprietorship

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes ☐ No ☐ N/A ☒ (If so, please append Certificate of Authority.)

APPLICANT'S COUNSEL

Name: Law Office of Richard Chun, PLC
Address: 1225 Franklin Avenue, Suite 325, Garden City, NY 11530
Phone No.: 646-998-6403
Telefax No.: 917-591-9441
Email Address: rchun@rwc-legal.com

II. REQUESTED FINANCIAL ASSISTANCE

	<u>Estimated Value</u>
Real Property Tax Abatement (estimated)	<u>\$ 0</u>
Mortgage Tax Exemption	<u>\$ Not to Exceed \$43,000</u>
Sales and Use Tax Exemption	<u>\$ Not to Exceed \$55,000</u>
Issuance by the Agency of Tax Exempt Bonds	<u>\$ 0</u>

III. PROJECT INFORMATION

A.) Project Location:

Project Address: 1283 Old Route 17, Thompson, NY 12742
Tax Map Number(s): 1.-1-3
Located in the Village of: -----
Located in Town of Thompson
Located in the School District of Liberty Central School District
Located in Hamlet of -----

(i) Are Utilities on Site?

Water/Sewer No Electric Yes
Gas No Storm Sewer No

(ii) Present legal owner of the site: 1283 Old Route 17, LLC

If other than Applicant, by what means will the site be acquired for this Project:
NY Thompson III, LLC will lease the entire parcel (approximately 41 +/- acrs) from 1283 Old Route 17, LLC

(iii) Zoning of Project Site: Current: Commercial / Industrial Proposed: same

(iv) Are any variances needed: No

(v) Principal Use of Project upon completion: Generation of solar photovoltaic electricity to be distributed through the NYSEG electrical grid to NYSEG customers that are signed up with the Applicant's Community Solar Program.

B.) Will the Project result in the removal of a plant or facility of the Applicant or a proposed Project occupant from one area of the State of New York to another area of the State of New York? No If yes, please explain: NA

- C.) Will the Project result in the abandonment of one or more Plants or facilities of the Applicant or a proposed Project occupant located in the State of New York?
No If yes, please explain: NA
- D.) If the answer to either question B or C above is yes, you are required to indicate whether any of the following apply to the Project: Not Applicable
1. Is the Project reasonably necessary to preserve the competitive position of the Applicant or such Project Occupant in its industry? Yes No
 If yes, please explain: NA
 2. Is the Project reasonably necessary to discourage the Applicant or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes No. If yes, please explain: NA
- E.) Will the Project include facilities or property that will be primarily used in making retail sales of goods or provide services to customers who personally visit such facilities? Yes No X If yes, please contact the Agency for additional information. NA
- F.) Please provide a narrative of the Project and the purpose of the Project (new build, renovations, and/or all equipment purchases). Identify specific uses occurring within the Project. Describe any and all tenants and any/all end users. Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected. Attach additional sheets, if necessary.

The Project is an approximate 4MWac solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. The electricity generated by the array will be sold to NYSEG customers that enroll in the Applicant's Community Solar Program. The Project is a new build and will be comprised of (a) racking to mount the solar modules (such racking generally to be pile driven into the ground), (b) solar modules, (c) inverters and transformers to sit on a concrete inverter pad and (d) other electrical wiring and system components. Construction will take approximately three to four months. An Interconnection Agreement with NYSEG has been executed.

The Project is monitored remotely and there are no daily on-site personnel required. Regularly scheduled maintenance will occur at least semi-annually and will consist of (a) cleaning panels (no chemicals), (b) equipment servicing / replacement and (c) project site maintenance (mowing).

The Applicant and Town will enter into a Decommissioning Plan/Agreement that will set forth the details regarding the decommissioning steps and financial surety for removal of the solar facility.

G.) COSTS AND BENEFITS OF THE PROJECT

Costs = Financial Assistance

Estimated Sales Tax Exemption	\$ <u>not to exceed \$55k</u>
Estimated Mortgage Tax Exemption	\$ <u>not to exceed \$43k</u>
Estimated Property Tax Abatement	\$ <u>0</u>
Estimated Interest Savings IRB Issue	\$ <u>0</u>

Benefits = Economic Development

Jobs created	<u>35-40 (development and construction phase)</u>
Jobs retained	<u>4-5 (contracted work during operation, not full time)</u>
Private funds invested	<u>\$</u>
Other Benefits	<ul style="list-style-type: none"> - <u>Reduced energy cost to community solar subscribers</u> - <u>Tax revenue to Town of Thompson, Sullivan County and Liberty Central School District</u> - <u>Local job creation during development phase (surveyors, engineers, sales), construction phase (construction jobs) and operational phase (landscaping, maintenance)</u> - <u>Contribute to achieving renewable energy generation goals in NY State</u>

Estimate how many construction/permanent jobs will be created or retained as a result of this Project:

Construction:	<u>35</u>
Permanent:	<u>4 - remotely monitored, no daily on site personnel, these are not full-time jobs</u>
Retained (at current facility):	<u>0 - remotely monitored, no daily on-site personnel</u>
	Note: See further job creation description below.

Project Costs (Estimates)	
Land and Existing Buildings	\$ <u>(Leased)</u>
Soft Costs (5%)	\$ <u>387,500</u>
Other	\$ <u>7,362,500</u>
Total	\$ <u>7,750,000</u>

In addition to the above estimated capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources and an estimate of both the amount to be invested by the Applicant and the amount to be borrowed to finance the Project. See attached Exhibit A

In addition to the job figures provided above, please indicate the following:

The projected number of fulltime equivalent jobs that would be retained and that would be created if the request for financial assistance is granted.

As indicated above, the Project is monitored remotely and there are no daily on-site personnel required. Regularly scheduled maintenance will occur semi-annually or annually and will consist of (a) cleaning the panels (no chemicals) and (b) equipment servicing/replacement. All jobs created during the 30-year operational phase will be on a contract basis (landscaping and maintenance) and will be locally sourced to the extent possible.

- 1) The projected timeframe for the creation of new jobs.

The Project is currently in the development phase and there are certain contracted jobs already created (surveying, engineering, sales). The construction phase is expected to be three to four months with a target of commencing construction in the as early as 2nd quarter of 2022. Contracted jobs (maintenance and landscaping) during the operational phase (30 years) would commence upon completion of the construction phase, which is expected to be 3rd quarter 2022.

- 2) The estimated salary and fringe benefit averages or ranges for categories of the jobs that would be retained or created if the request for financial assistance is granted.

As indicated above, all jobs created during the operational phase of the Project will be on a independent contractor basis.

- 3) An estimate of the number of residents of the economic development region as established pursuant to section two hundred thirty of the Economic Development Law, in which the project is located that would fill such jobs. The labor market area defined by the agency (Mid-Hudson Economic DevelopmentRegion).

Development Phase: 3-4

Construction Phase: 25-30

Operational Phase: 4-5

Note: The 2015 US Census estimate of the population of the Mid-Hudson Valley Region aged 18-64 is 1,433,386.

- H.) State whether there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the Agency

This solar photovoltaic project is within the NYSEG utility zone, which historically has lower electricity rates than other utilities (Central Hudson, Orange & Rockland, etc.). In order for the Applicant to offer electricity at a discount to the customers enrolled in the Applicant's Community Solar Program the revenue generated by the Project would be lower than comparable projects in other utility areas. This results in returns below generally expected market returns on a solar project which would cause both financing parties and investors to seek investment elsewhere. The financial assistance provided by the Agency in terms of tax relief will provide financing parties and investors certainty in PILOT payments that will alleviate some of their risk on a Project with returns that are below market average.

IV.

REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B) First Consideration for Employment. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) Annual Employment Reports. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- E) Absence of Conflicts of Interest. The Applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described.
- F.) The Applicant represents that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- G.) The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H.) The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I.) The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

EXHIBIT A
Source of Funds

Sponsor Investment	750,000
Tax Equity Investment	2,250,000
Debt	4,300,000
Incentives (NYSERDA estimate)	450,000
Total Source of Funds	7,750,000

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

NY THOMPSON III, LLC

Peter Dolgos
By: Peter Dolgos. SVP

Date: 3/23/22

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

Peter Dolgos, being first duly sworn, deposes and says:

1. That I am the SVP of NY Thompson III, LLC (collectively, the, "Applicant") and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

Peter Dolgos
(NAME)

Subscribed and affirmed to me under penalties of perjury
this 23 day of March, 2022.

Juliana C. Marques
(Notary Public)

JULIANA C. MARQUES
Notary Public, State of New York
No. 01MA8338148
Qualified in New York County
Commission Expires March 7, 2024

THIS APPLICATION SHALL BE SUBMITTED WITH (I) TWO CHECKS: ONE COVERING A \$250.00 APPLICATION FEE AND THE SECOND COVERING A \$5,000.00 UP-FRONT ESCROW DEPOSIT; AND (II) APPLICANT'S FORMATION DOCUMENTS (IE: IF A CORPORATION: ITS CERTIFICATE OF INCORPORATION AND BYLAWS; IF A LIMITED LIABILITY COMPANY: ITS ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT; IF A LIMITED PARTNERSHIP: ITS CERTIFICATE OF LIMITED PARTNERSHIP AND LIMITED PARTNERSHIP AGREEMENT; OR IF A PARTNERSHIP: ITS PARTNERSHIP AGREEMENT TO:

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
Executive Director
548 BROADWAY
MONTICELLO, NEW YORK 12701

HOLD HARMLESS AGREEMENT

Applicant hereby releases the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof ("Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(APPLICANT) NY Thompson III, LLC

By: Peter Dolgos

Name: Peter Dolgos

Title: Senior Vice President

Date: 3/13/22

Sworn to before me this
2 day of March, 2022.

Juliana C. Marques
Notary Public

JULIANA C. MARQUES
Notary Public, State of New York
No. 01MA8338149
Qualified in New York County
Commission Expires March 7, 2024

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
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/
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/
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/

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		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/2021-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?	No	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/

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Board of Directors Listing

Name	Brooks, Sean	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/18/2021	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?	No
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	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	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Name	Loughlin, Suzanne	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	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	

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	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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

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	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
 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	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Bassi, Amanda	Administrative Technician	Administrative and Clerical				PT	No	\$19,500.00	\$11,535.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,535.00	No	
Flad, Jennifer	Executive Director	Executive		Non	None	FT	Yes	\$85,000.00	\$80,384.66	\$0.00	\$0.00	\$0.00	\$13,287.56	\$93,672.22	No	
Garaicoechea, Julio	Project Manager	Professional				FT	Yes	\$56,000.00	\$52,538.52	\$0.00	\$0.00	\$0.00	\$0.00	\$52,538.52	No	
Kiefer, John W	Chief Executive Officer	Executive				PT	Yes	\$52,000.00	\$36,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,000.00	No	
Nola, Deborah	Accounting and Financial Analyst	Administrative and Clerical				PT	No	\$39,800.00	\$23,339.90	\$0.00	\$0.00	\$0.00	\$102.64	\$23,442.54	No	
Sykes, Edward T	Chief Executive Officer	Executive				PT	Yes	\$52,000.00	\$19,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,600.00	No	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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
Brooks, Sean	Board of Directors												X	
Guenther, Paul B	Board of Directors												X	
Loughlin, Suzanne	Board of Directors												X	
Roig, Carol	Board of Directors												X	
Siegel, Howard	Board of Directors												X	
Smith, Scott	Board of Directors												X	
Sykes, Edward T	Board of Directors												X	
Vacant	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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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

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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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$8,007,204.00
	Investments		\$0.00
	Receivables, net		\$56,352.00
	Other assets		\$2,700.00
	Total Current Assets		\$8,066,256.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$54,035.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$3,710,997.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$696,069.00
		Net Capital Assets	\$3,014,928.00
	Total Noncurrent Assets		\$3,068,963.00
Total Assets			\$11,135,219.00
Liabilities			
Current Liabilities			
	Accounts payable		\$18,924.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$719,307.00
	Deferred revenues		\$195,750.00
	Bonds and notes payable		\$23,356.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$957,337.00
Noncurrent Liabilities			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$242,406.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$242,406.00
Total Liabilities			\$1,199,743.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$2,749,166.00
	Restricted		\$963,883.00
	Unrestricted		\$6,222,427.00
	Total Net Assets		\$9,935,476.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$1,267,722.00
	Rental & financing income		\$122,294.00
	Other operating revenues		\$377.00
	Total Operating Revenue		\$1,390,393.00
Operating Expenses			
	Salaries and wages		\$223,398.00
	Other employee benefits		\$40,861.00
	Professional services contracts		\$186,397.00
	Supplies and materials		\$17,833.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$0.00
	Total Operating Expenses		\$468,489.00
Operating Income (Loss)			\$921,904.00
Nonoperating Revenues			
	Investment earnings		\$4,024.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$4,024.00
Nonoperating Expenses			
	Interest and other financing charges		\$6,178.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$336,949.00
	Total Nonoperating Expenses		\$343,127.00
	Income (Loss) Before Contributions		\$582,801.00
Capital Contributions			\$0.00
Change in net assets			\$582,801.00
Net assets (deficit) beginning of year			\$9,319,954.00
Other net assets changes			\$32,721.00
Net assets (deficit) at end of year			\$9,935,476.00

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022

Status: UNSUBMITTED

Certified Date: N/A

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	288,029.00	0.00	22,267.00	265,762.00
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	288,029.00	0.00	22,267.00	265,762.00

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Real Property Acquisition/Disposal List

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Personal Property

1. Property Description	Produce Rinse Conveyor
Estimated Fair Market Value	\$6,000.00
How was Fair Market Value Determined?	Other
Transaction Date	6/22/2021
Sale Price	\$6,000.00
Purchaser Organization	
Last Name	Sutherland
First Name	Justin
Purchaser Address	
Address Line1	108 Somewhere in Time Lane
Address Line2	
City	PARKSVILLE
State	NY
Postal Code	12768
Plus4	
Province/Region	
Country	United States

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
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/
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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012102A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	234 Main Street 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	\$2,717,210.25	Total Exemptions		\$0.00	
Benefited Project Amount	\$2,587,725.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	8/16/2021	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	12/1/2021	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes	Mixed-use retail and residential building in the hamlet of Hurleyville, Town of Fallsburg. First PILOT payment due 2/1/23.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	234 Main 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)		40,000.00	
City	HURLEYVILLE	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	12747	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	234 Main Street LLC				
Address Line1	390 Park Avenue				
Address Line2		Project Status			
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011606B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	457 Equities Monticello Corp.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$10,395.40	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$26,937.22	
Original Project Code	48011606A	School Property Tax Exemption		\$21,577.40	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$960,000.00	Total Exemptions		\$58,910.02	
Benefited Project Amount	\$735,000.00	Total Exemptions Net of RPTL Section 485-b		\$58,910.02	
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		\$6,919.01	\$6,919.01
Not For Profit	No	Local PILOT		\$17,928.98	\$17,928.98
Date Project approved	6/10/2019	School District PILOT		\$14,361.57	\$14,361.57
Did IDA took Title to Property	Yes	Total PILOT		\$39,209.56	\$39,209.56
Date IDA Took Title to Property	6/10/2019	Net Exemptions		\$19,700.46	
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		39.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		8.00	
Applicant Information		Net Employment Change		35.00	
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			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$9,297.19	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$26,308.75	
Original Project Code		School Property Tax Exemption		\$30,978.81	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$500,000.00	Total Exemptions		\$66,584.75	
Benefited Project Amount	\$375,000.00	Total Exemptions Net of RPTL Section 485-b		\$66,584.74	
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		\$5,594.07	\$5,594.07
Not For Profit	No	Local PILOT		\$15,829.84	\$15,829.84
Date Project approved	8/27/2001	School District PILOT		\$18,639.80	\$18,639.80
Did IDA took Title to Property	Yes	Total PILOT		\$40,063.71	\$40,063.71
Date IDA Took Title to Property	8/29/2001	Net Exemptions		\$26,521.04	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$872,653.87	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$369,568.64	
Original Project Code		School Property Tax Exemption		\$1,811,340.68	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$168,679,011.00	Total Exemptions		\$3,053,563.19	
Benefited Project Amount	\$168,679,011.00	Total Exemptions Net of RPTL Section 485-b		\$2,003,600.29	
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		\$88,453.21	\$88,453.21
Not For Profit		Local PILOT		\$37,459.90	\$37,459.90
Date Project approved	3/13/2017	School District PILOT		\$183,599.59	\$183,599.59
Did IDA took Title to Property	Yes	Total PILOT		\$309,512.70	\$309,512.70
Date IDA Took Title to Property	8/1/2017	Net Exemptions		\$2,744,050.49	
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		91.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		91.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011803C			
Project Type	Lease	State Sales Tax Exemption	\$105,605.15	
Project Name	Amytra Development, LLC	Local Sales Tax Exemption	\$105,605.15	
		County Real Property Tax Exemption	\$10,103.41	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$5,668.09	
Original Project Code	48011803B	School Property Tax Exemption	\$18,807.92	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,000,000.00	Total Exemptions	\$245,789.72	
Benefited Project Amount	\$294,250,000.00	Total Exemptions Net of RPTL Section 485-b	\$34,579.42	
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	\$10,103.41	\$10,103.41
Not For Profit	No	Local PILOT	\$5,668.09	\$5,668.09
Date Project approved	2/3/2020	School District PILOT	\$18,807.92	\$18,807.92
Did IDA took Title to Property	Yes	Total PILOT	\$34,579.42	\$34,579.42
Date IDA Took Title to Property	11/18/2019	Net Exemptions	\$211,210.30	
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	35.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	12.00	
Applicant Information		Net Employment Change	35.00	
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011601A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	BRR Brothers III, LLC. / Sullivan County Fabrications, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$8,665.10	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,452.19	
Original Project Code		School Property Tax Exemption		\$26,152.06	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,900,000.00	Total Exemptions		\$45,269.35	
Benefited Project Amount	\$3,600,000.00	Total Exemptions Net of RPTL Section 485-b		\$45,269.35	
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		\$5,206.02	\$5,206.02
Not For Profit	No	Local PILOT		\$6,279.71	\$6,279.71
Date Project approved	4/18/2016	School District PILOT		\$15,712.25	\$15,712.25
Did IDA took Title to Property	Yes	Total PILOT		\$27,197.98	\$27,197.98
Date IDA Took Title to Property	4/22/2016	Net Exemptions		\$18,071.37	
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	18.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	15.00		
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011701A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Be Neet, LLC. / Jeff Sanitation, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,104.92	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,367.01	
Original Project Code		School Property Tax Exemption		\$10,307.90	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$880,600.00	Total Exemptions		\$20,779.83	
Benefited Project Amount	\$97,788.00	Total Exemptions Net of RPTL Section 485-b		\$14,469.71	
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		\$3,183.14	\$3,922.07
Not For Profit	No	Local PILOT		\$2,805.56	\$2,805.56
Date Project approved	1/9/2017	School District PILOT		\$6,622.26	\$6,622.26
Did IDA took Title to Property	Yes	Total PILOT		\$12,610.96	\$13,349.89
Date IDA Took Title to Property	2/1/2017	Net Exemptions		\$8,168.87	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Construction and equipping of a transfer station to provide waste management services. During 2021 the IDA discovered that, due to a billing error, the project had made an overpayment tin the amount of \$738.93 in 2018. The 2018 overpayment was applied toward the 2021 PILOT amount due to the County.				
Location of Project		# of FTEs before IDA Status		10.00	
Address Line1	5239 State Route 52	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		27,000.00	
City	JEFFERSONVILLE	Annualized Salary Range of Jobs to be Created		25,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained		10.00	
Zip - Plus4	12748	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		30,000.00	
Province/Region		Current # of FTEs		13.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		3.00	
Applicant Name	Be Neet, LLC.				
Address Line1	PO Box 57	Project Status			
Address Line2					
City	JEFFERSONVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12748	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010602A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Bethel Woods Performing Arts Center LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$76,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$2,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$14,346.82	\$14,346.82
Not For Profit	Yes	Local PILOT		\$13,025.22	\$13,025.22
Date Project approved	10/13/2005	School District PILOT		\$42,304.49	\$42,304.49
Did IDA took Title to Property	Yes	Total PILOT		\$69,676.53	\$69,676.53
Date IDA Took Title to Property	2/21/2006	Net Exemptions		-\$69,676.53	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Construction of a performing arts center located on site of the 1969 Woodstock Festival. Facility is tax exempt, but wanted to pay taxes on some of its parcels. It makes these payments through the IDA.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	One Cablevision Center	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	51,500.00		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	51,500.00	To: 51,500.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	63.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	63.00		
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010601A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Carved in Stone, Inc. / Stecho LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,212.50	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,260.83	
Original Project Code		School Property Tax Exemption		\$7,372.19	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$200,000.00	Total Exemptions		\$15,845.52	
Benefited Project Amount	\$150,000.00	Total Exemptions Net of RPTL Section 485-b		\$15,845.52	
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		\$837.14	\$837.14
Not For Profit	No	Local PILOT		\$2,368.91	\$2,368.91
Date Project approved	10/23/2005	School District PILOT		\$2,789.40	\$2,789.40
Did IDA took Title to Property	Yes	Total PILOT		\$5,995.45	\$5,995.45
Date IDA Took Title to Property	2/8/2006	Net Exemptions		\$9,850.07	
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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$15,770.85	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$11,482.57	
Original Project Code		School Property Tax Exemption		\$33,162.56	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions		\$60,415.98	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$45,308.65	
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		\$5,117.24	\$5,117.24
Not For Profit	No	Local PILOT		\$3,725.80	\$3,725.80
Date Project approved	2/25/2009	School District PILOT		\$10,760.41	\$10,760.41
Did IDA took Title to Property	Yes	Total PILOT		\$19,603.45	\$19,603.45
Date IDA Took Title to Property	8/12/2009	Net Exemptions		\$40,812.53	
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. In May 2021 this project was terminated and a new set of project agreements were executed with SVG 26 LLC relating to the distillery.				
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		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		1.00	
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		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12786	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011805B				
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	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48011805A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,592,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$8,692,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$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	2/10/2020	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	8/1/2018	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. 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. In February 2021 the IDA again modified the terms of the PILOT Agreement. A new OSC number, 48011805C, was assigned. All 2021 PILOT, exemption, and employment information will be reported using the new OSC number. 2021 will be the last reporting year for 48011805B in PARIS.				
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	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011805C				
Project Type	Lease	State Sales Tax Exemption		\$42,187.72	
Project Name	Catskill Hospitality Holding, LLC	Local Sales Tax Exemption		\$42,187.72	
		County Real Property Tax Exemption		\$5,156.54	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$2,183.79	
Original Project Code	48011805B	School Property Tax Exemption		\$10,703.27	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$8,873.94	
Total Project Amount	\$9,592,000.00	Total Exemptions		\$111,292.98	
Benefited Project Amount	\$8,692,000.00	Total Exemptions Net of RPTL Section 485-b		\$10,406.64	
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		\$5,156.54	\$5,156.54
Not For Profit	No	Local PILOT		\$2,183.79	\$2,183.79
Date Project approved	2/8/2021	School District PILOT		\$10,703.27	\$10,703.27
Did IDA took Title to Property	Yes	Total PILOT		\$18,043.60	\$18,043.60
Date IDA Took Title to Property	8/1/2018	Net Exemptions		\$93,249.38	
Year Financial Assistance is Planned to End	2037	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. In 2021 the IDA again modified the terms of the PILOT Agreement. A new OSC number (48011805C) has now been assigned. 2021 is the last reporting year for 48011805B. All exemption, PILOT, and employment information for 2021 is reported under OSC number 48011805C.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	29 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	20.00		
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010705A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Centre One Development LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$8,393.78	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$15,842.48	
Original Project Code		School Property Tax Exemption		\$25,333.20	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,175,000.00	Total Exemptions		\$49,569.46	
Benefited Project Amount	\$881,250.00	Total Exemptions Net of RPTL Section 485-b		\$41,619.39	
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		\$6,365.95	\$6,365.95
Not For Profit	No	Local PILOT		\$12,015.13	\$12,015.13
Date Project approved	2/23/2007	School District PILOT		\$19,213.02	\$19,213.02
Did IDA took Title to Property	Yes	Total PILOT		\$37,594.10	\$37,594.10
Date IDA Took Title to Property	10/22/2007	Net Exemptions		\$11,975.36	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$3,391.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,540.39	
Original Project Code		School Property Tax Exemption		\$11,299.53	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$300,000.00	Total Exemptions		\$18,231.07	
Benefited Project Amount	\$225,000.00	Total Exemptions Net of RPTL Section 485-b		\$18,231.08	
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		\$2,038.68	\$2,038.68
Not For Profit	No	Local PILOT		\$2,128.40	\$2,128.40
Date Project approved	10/10/2000	School District PILOT		\$6,793.02	\$6,793.02
Did IDA took Title to Property	Yes	Total PILOT		\$10,960.10	\$10,960.10
Date IDA Took Title to Property	11/20/2000	Net Exemptions		\$7,270.97	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$14,868.05	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,296.62	
Original Project Code		School Property Tax Exemption		\$30,861.16	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,000,000.00	Total Exemptions		\$52,025.83	
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$52,025.83	
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		\$17,734.51	\$17,734.51
Not For Profit	No	Local PILOT		\$7,510.56	\$7,510.56
Date Project approved	4/13/2015	School District PILOT		\$36,810.98	\$36,810.98
Did IDA took Title to Property	Yes	Total PILOT		\$62,056.05	\$62,056.05
Date IDA Took Title to Property	10/10/2015	Net Exemptions		-\$10,030.22	
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		104.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		94.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011802B				
Project Type	Lease	State Sales Tax Exemption		\$3,124.24	
Project Name	Doetsch Family II, LLC.	Local Sales Tax Exemption		\$3,124.25	
		County Real Property Tax Exemption		\$19,373.89	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$13,858.65	
Original Project Code	48011802A	School Property Tax Exemption		\$32,712.01	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,900,000.00	Total Exemptions		\$72,193.04	
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$36,004.65	
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		\$1,657.04	\$1,657.04
Not For Profit	No	Local PILOT		\$1,185.33	\$1,185.33
Date Project approved	10/15/2018	School District PILOT		\$2,797.85	\$2,797.85
Did IDA took Title to Property	Yes	Total PILOT		\$5,640.22	\$5,640.22
Date IDA Took Title to Property	6/1/2018	Net Exemptions		\$66,552.82	
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	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	8.00		
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011906B				
Project Type	Lease	State Sales Tax Exemption		\$2,152.93	
Project Name	Doetsch Family III, LLC	Local Sales Tax Exemption		\$2,152.93	
		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		\$6,000.00	
Total Project Amount	\$975,000.00	Total Exemptions		\$10,305.86	
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		\$10,305.86	
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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Doetsch Family III, LLC				
Address Line1	1216 Hinman Ave.	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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$77,770.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$32,935.82	
Original Project Code		School Property Tax Exemption		\$161,426.01	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$65,000,000.00	Total Exemptions		\$272,132.42	
Benefited Project Amount	\$65,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$272,132.43	
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		\$89,747.57	\$89,747.57
Not For Profit	No	Local PILOT		\$38,008.07	\$38,008.07
Date Project approved	3/19/2013	School District PILOT		\$186,286.26	\$186,286.26
Did IDA took Title to Property	Yes	Total PILOT		\$314,041.90	\$314,041.90
Date IDA Took Title to Property	10/23/2013	Net Exemptions		-\$41,909.48	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$32,641.54	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$13,823.68	
Original Project Code		School Property Tax Exemption		\$67,753.04	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$15,870,000.00	Total Exemptions		\$114,218.26	
Benefited Project Amount	\$15,870,000.00	Total Exemptions Net of RPTL Section 485-b		\$92,554.87	
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		\$37,740.03	\$37,740.03
Not For Profit		Local PILOT		\$15,982.89	\$15,982.89
Date Project approved	6/20/2016	School District PILOT		\$78,335.82	\$78,335.82
Did IDA took Title to Property	Yes	Total PILOT		\$132,058.74	\$132,058.74
Date IDA Took Title to Property	12/22/2016	Net Exemptions		-\$17,840.48	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011707A				
Project Type	Lease	State Sales Tax Exemption		\$188.80	
Project Name	Empire Resorts Real Estate II, LLC.	Local Sales Tax Exemption		\$188.80	
		County Real Property Tax Exemption		\$139,462.94	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$59,062.51	
Original Project Code		School Property Tax Exemption		\$289,478.91	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$38,900,000.00	Total Exemptions		\$488,381.96	
Benefited Project Amount	\$38,900,000.00	Total Exemptions Net of RPTL Section 485-b		\$276,050.06	
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		\$11,793.76	\$11,793.76
Not For Profit	No	Local PILOT		\$4,994.65	\$4,994.65
Date Project approved	8/23/2017	School District PILOT		\$24,479.94	\$24,479.94
Did IDA took Title to Property	Yes	Total PILOT		\$41,268.35	\$41,268.35
Date IDA Took Title to Property	10/23/2013	Net Exemptions		\$447,113.61	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Construction of a mixed-use 124,000 sq ft six-story building including a 162-unit hotel, restaurant, coffee shop, and retail adjacent to the Resorts World Catskills casino resort. On 5/18/17 a \$35,000,000 mortgage was approved to facilitate the project in whole or in part among the Montreign Operating Company project. 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	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	6.00		
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011808A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Forestburgh Property, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$12,865.72	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,317.84	
Original Project Code		School Property Tax Exemption		\$27,201.35	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,500,000.00	Total Exemptions		\$49,384.91	
Benefited Project Amount	\$3,300,000.00	Total Exemptions Net of RPTL Section 485-b		\$49,384.91	
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		\$9,268.14	\$9,268.14
Not For Profit	No	Local PILOT		\$6,712.33	\$6,712.33
Date Project approved	12/17/2018	School District PILOT		\$19,595.16	\$19,595.16
Did IDA took Title to Property	No	Total PILOT		\$35,575.63	\$35,575.63
Date IDA Took Title to Property		Net Exemptions		\$13,809.28	
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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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	\$19,169.15	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,500,000.00	Total Exemptions	\$32,245.61	
Benefited Project Amount	\$24,000.00	Total Exemptions Net of RPTL Section 485-b	\$32,245.61	
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	\$5,494.45	\$5,494.45
Not For Profit	No	Local PILOT	\$3,372.24	\$3,372.24
Date Project approved	10/19/2015	School District PILOT	\$12,997.92	\$12,997.92
Did IDA took Title to Property	Yes	Total PILOT	\$21,864.61	\$21,864.61
Date IDA Took Title to Property	12/15/2015	Net Exemptions	\$10,381.00	
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	4.00	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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	\$7,363.92	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,361.59	
Original Project Code		School Property Tax Exemption	\$24,895.30	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,304,750.00	Total Exemptions	\$37,620.81	
Benefited Project Amount	\$1,804,750.00	Total Exemptions Net of RPTL Section 485-b	\$32,832.71	
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	\$3,723.23	\$3,723.23
Not For Profit	No	Local PILOT	\$2,710.84	\$2,710.84
Date Project approved	11/28/2016	School District PILOT	\$12,587.16	\$12,587.16
Did IDA took Title to Property	Yes	Total PILOT	\$19,021.23	\$19,021.23
Date IDA Took Title to Property	11/28/2016	Net Exemptions	\$18,599.58	
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	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	14.00	
Applicant Name	Hudsut, LLC.- Marcus Henley			
Address Line1	80 Brooks Road	Project Status		
Address Line2				
City	FERNDAL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12734	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

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		\$218,937.32	
Original Project Code		School Property Tax Exemption		\$258,168.56	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,200,000.00	Total Exemptions		\$554,366.74	
Benefited Project Amount	\$900,000.00	Total Exemptions Net of RPTL Section 485-b		\$519,887.36	
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		\$62,996.74	\$62,996.74
Not For Profit	No	Local PILOT		\$178,516.49	\$178,516.49
Date Project approved	11/12/2002	School District PILOT		\$210,504.75	\$210,504.75
Did IDA took Title to Property	Yes	Total PILOT		\$452,017.98	\$452,017.98
Date IDA Took Title to Property	8/8/2003	Net Exemptions		\$102,348.76	
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	287.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	237.00		
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$3,581.54	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$2,607.68	
Original Project Code		School Property Tax Exemption		\$12,108.17	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$510,000.00	Total Exemptions		\$18,297.39	
Benefited Project Amount	\$510,000.00	Total Exemptions Net of RPTL Section 485-b		\$18,297.39	
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		\$2,135.54	\$2,135.54
Not For Profit	No	Local PILOT		\$1,554.86	\$1,554.86
Date Project approved	9/30/2014	School District PILOT		\$7,219.64	\$7,219.64
Did IDA took Title to Property	Yes	Total PILOT		\$10,910.04	\$10,910.04
Date IDA Took Title to Property	10/1/2014	Net Exemptions		\$7,387.35	
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		3.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$164,901.44	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$92,079.83	
Original Project Code		School Property Tax Exemption		\$454,615.26	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$45,000,000.00	Total Exemptions		\$711,596.53	
Benefited Project Amount	\$1,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$711,596.53	
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		\$128,616.12	\$128,616.12
Not For Profit	No	Local PILOT		\$71,818.37	\$71,818.37
Date Project approved	12/12/2000	School District PILOT		\$354,580.61	\$354,580.61
Did IDA took Title to Property	Yes	Total PILOT		\$555,015.10	\$555,015.10
Date IDA Took Title to Property	2/1/2002	Net Exemptions		\$156,581.43	
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		341.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		341.00	
Applicant Name	Kohl's New York DC, Inc.	Project Status			
Address Line1	N56 W17000 Ridgewood Drive				
Address Line2					
City	MENOMONEE FALLS	Current Year Is Last Year for Reporting			
State	WI	There is no Debt Outstanding for this Project			
Zip - Plus4	53051	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$2,242.66	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$5,811.33	
Original Project Code		School Property Tax Exemption		\$4,655.02	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$329,000.00	Total Exemptions		\$12,709.01	
Benefited Project Amount	\$300,000.00	Total Exemptions Net of RPTL Section 485-b		\$12,709.01	
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		\$1,911.57	\$1,911.57
Not For Profit	No	Local PILOT		\$4,953.39	\$4,953.39
Date Project approved	7/18/2012	School District PILOT		\$3,967.79	\$3,967.79
Did IDA took Title to Property	Yes	Total PILOT		\$10,832.75	\$10,832.75
Date IDA Took Title to Property	7/24/2012	Net Exemptions		\$1,876.26	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$26,383.91	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$27,545.04	
Original Project Code	48010306A	School Property Tax Exemption		\$87,912.83	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,900,000.00	Total Exemptions		\$141,841.78	
Benefited Project Amount	\$6,675,000.00	Total Exemptions Net of RPTL Section 485-b		\$134,286.05	
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		\$20,863.60	\$20,863.60
Not For Profit	No	Local PILOT		\$21,781.78	\$21,781.78
Date Project approved	7/31/2020	School District PILOT		\$69,518.78	\$69,518.78
Did IDA took Title to Property	Yes	Total PILOT		\$112,164.16	\$112,164.16
Date IDA Took Title to Property	8/26/2020	Net Exemptions		\$29,677.62	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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	\$89,860.01	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions	\$126,957.35	
Benefited Project Amount	\$2,550,000.00	Total Exemptions Net of RPTL Section 485-b	\$126,957.35	
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	\$25,622.08	\$25,622.08
Not For Profit	No	Local PILOT	\$11,475.26	\$11,475.26
Date Project approved	10/12/2004	School District PILOT	\$89,860.01	\$89,860.01
Did IDA took Title to Property	Yes	Total PILOT	\$126,957.35	\$126,957.35
Date IDA Took Title to Property	10/24/2004	Net Exemptions	\$0.00	
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	47.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	47.00	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011602A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Metallized Carbon Corporation	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$8,332.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,051.24	
Original Project Code		School Property Tax Exemption		\$17,511.46	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,940,212.00	Total Exemptions		\$35,895.40	
Benefited Project Amount	\$3,727,712.00	Total Exemptions Net of RPTL Section 485-b		\$24,482.12	
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		\$1,651.16	\$1,651.16
Not For Profit		Local PILOT		\$1,991.70	\$1,991.70
Date Project approved	6/20/2016	School District PILOT		\$3,469.98	\$3,469.98
Did IDA took Title to Property	Yes	Total PILOT		\$7,112.84	\$7,112.84
Date IDA Took Title to Property	7/1/2016	Net Exemptions		\$28,782.56	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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	\$295,738.08	\$295,738.08
Not For Profit	No	Local PILOT	\$197,888.74	\$197,888.74
Date Project approved	12/19/2006	School District PILOT	\$563,561.68	\$563,561.68
Did IDA took Title to Property	Yes	Total PILOT	\$1,057,188.50	\$1,057,188.50
Date IDA Took Title to Property	6/19/2007	Net Exemptions	\$407,250.50	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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	\$51,072.16	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$37,185.05	
Original Project Code		School Property Tax Exemption	\$107,393.32	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,500,000.00	Total Exemptions	\$195,650.53	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b	\$195,650.53	
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	\$17,278.43	\$17,278.43
Not For Profit	No	Local PILOT	\$12,580.22	\$12,580.22
Date Project approved	12/8/2009	School District PILOT	\$36,332.66	\$36,332.66
Did IDA took Title to Property	Yes	Total PILOT	\$66,191.31	\$66,191.31
Date IDA Took Title to Property	8/31/2010	Net Exemptions	\$129,459.22	
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	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-2.00	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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	\$26,812.90	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$18,874.69	
Original Project Code		School Property Tax Exemption	\$47,903.83	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,500,000.00	Total Exemptions	\$93,591.42	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b	\$93,591.42	
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	\$8,250.08	\$8,250.08
Not For Profit	No	Local PILOT	\$5,807.57	\$5,807.57
Date Project approved	12/8/2009	School District PILOT	\$14,739.57	\$14,739.57
Did IDA took Title to Property	Yes	Total PILOT	\$28,797.22	\$28,797.22
Date IDA Took Title to Property	8/31/2010	Net Exemptions	\$64,794.20	
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	59.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	50.00	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011402A			
Project Type	Lease	State Sales Tax Exemption	\$9,955.90	
Project Name	Monticello Raceway Management Inc / Montreign Operating Company LLC	Local Sales Tax Exemption	\$9,955.89	
		County Real Property Tax Exemption	\$1,776,341.96	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$752,280.25	
Original Project Code	48011301A	School Property Tax Exemption	\$3,687,098.11	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$1,550,000.00	
Total Project Amount	\$365,000,000.00	Total Exemptions	\$7,785,632.11	
Benefited Project Amount	\$365,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$3,753,392.37	
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	\$511,062.97	\$511,062.97
Not For Profit	No	Local PILOT	\$216,435.00	\$216,435.00
Date Project approved	9/3/2014	School District PILOT	\$1,060,797.61	\$1,060,797.61
Did IDA took Title to Property	Yes	Total PILOT	\$1,788,295.58	\$1,788,295.58
Date IDA Took Title to Property	9/5/2014	Net Exemptions	\$5,997,336.53	
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. In 2021 the IDA approved a mortgage refinance in an amount not to exceed \$505,000,000 to facilitate this project.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Thompsonville Road / Joyland Road	Original Estimate of Jobs to be Created	1,050.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	30,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	912.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	912.00	
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Zip - Plus4	12701	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: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012005A			
Project Type	Lease	State Sales Tax Exemption	\$4,612.00	
Project Name	NY Bethel I LLC	Local Sales Tax Exemption	\$4,612.00	
		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	\$9,224.00	
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	\$9,224.00	
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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$5,875.81	\$5,875.81
Not For Profit	No	Local PILOT		\$4,203.12	\$4,203.12
Date Project approved	3/14/2017	School District PILOT		\$9,921.07	\$9,921.07
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$2,993.23	\$4,406.86
Not For Profit	No	Local PILOT		\$2,102.55	\$3,152.34
Date Project approved	12/11/2017	School District PILOT		\$4,904.22	\$7,440.80
Did IDA took Title to Property	No	Total PILOT		\$10,000.00	\$15,000.00
Date IDA Took Title to Property		Net Exemptions		-\$10,000.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011902A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware III, 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	\$4,683,050.00	Total Exemptions		\$0.00	
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		\$6,293.61	\$6,293.61
Not For Profit	No	Local PILOT		\$4,501.99	\$4,501.99
Date Project approved	6/10/2019	School District PILOT		\$10,626.50	\$10,626.50
Did IDA took Title to Property	Yes	Total PILOT		\$21,422.10	\$21,422.10
Date IDA Took Title to Property	6/10/2019	Net Exemptions		-\$21,422.10	
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 III, 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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011903A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware IV, 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	\$4,683,050.00	Total Exemptions		\$0.00	
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	\$6,293.61	\$6,293.61	
Not For Profit	No	Local PILOT	\$4,501.99	\$4,501.99	
Date Project approved	6/10/2019	School District PILOT	\$10,626.50	\$10,626.50	
Did IDA took Title to Property	Yes	Total PILOT	\$21,422.10	\$21,422.10	
Date IDA Took Title to Property	6/10/2019	Net Exemptions	-\$21,422.10		
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	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 IV, 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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011904A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware V, 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	\$4,683,050.00	Total Exemptions		\$0.00	
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	\$4,700.65	\$4,700.65	
Not For Profit	No	Local PILOT	\$3,362.50	\$3,362.50	
Date Project approved	6/10/2019	School District PILOT	\$7,936.85	\$7,936.85	
Did IDA took Title to Property	Yes	Total PILOT	\$16,000.00	\$16,000.00	
Date IDA Took Title to Property	6/10/2019	Net Exemptions	-\$16,000.00		
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	480105A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware VI, 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	\$4,683,050.00	Total Exemptions		\$0.00	
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		\$5,875.81	\$5,875.81
Not For Profit	No	Local PILOT		\$4,203.13	\$4,203.13
Date Project approved	6/10/2019	School District PILOT		\$9,921.06	\$9,921.06
Did IDA took Title to Property	Yes	Total PILOT		\$20,000.00	\$20,000.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions		-\$20,000.00	
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.	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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011708A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NY Liberty 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	\$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	\$3,945.26	\$3,945.26
Not For Profit		Local PILOT	\$4,118.89	\$4,118.89
Date Project approved	8/23/2017	School District PILOT	\$13,145.85	\$13,145.85
Did IDA took Title to Property	Yes	Total PILOT	\$21,210.00	\$21,210.00
Date IDA Took Title to Property	8/23/2017	Net Exemptions	-\$21,210.00	
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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	NY Liberty I, LLC.			
Address Line1	33 Irving Place, Suite 1090	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10003	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011710A				
Project Type	Lease	State Sales Tax Exemption		\$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		\$6,061.43	\$6,061.43
Not For Profit	No	Local PILOT		\$2,567.03	\$2,567.03
Date Project approved	12/11/2017	School District PILOT		\$12,581.54	\$12,581.54
Did IDA took Title to Property	No	Total PILOT		\$21,210.00	\$21,210.00
Date IDA Took Title to Property		Net Exemptions		-\$21,210.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011711A			
Project Type	Lease	State Sales Tax Exemption	\$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	\$3,000.71	\$3,000.71
Not For Profit	No	Local PILOT	\$1,270.80	\$1,270.80
Date Project approved	12/11/2017	School District PILOT	\$6,228.49	\$6,228.49
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	1.00	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011901A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Tusten 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	\$4,765,000.00	Total Exemptions		\$0.00	
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		\$5,729.78	\$5,729.78
Not For Profit	No	Local PILOT		\$4,033.42	\$4,033.42
Date Project approved	4/8/2019	School District PILOT		\$10,236.80	\$10,236.80
Did IDA took Title to Property	Yes	Total PILOT		\$20,000.00	\$20,000.00
Date IDA Took Title to Property	4/8/2019	Net Exemptions		-\$20,000.00	
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.				
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010507A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Peck's Market of Jeffersonville	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,692.56	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,372.95	
Original Project Code		School Property Tax Exemption		\$12,036.74	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$880,000.00	Total Exemptions		\$26,102.25	
Benefited Project Amount	\$660,000.00	Total Exemptions Net of RPTL Section 485-b		\$26,102.25	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,334.02	\$5,334.02
Not For Profit	No	Local PILOT		\$5,876.30	\$5,876.30
Date Project approved	7/12/2005	School District PILOT		\$9,593.37	\$9,593.37
Did IDA took Title to Property	Yes	Total PILOT		\$20,803.69	\$20,803.69
Date IDA Took Title to Property	9/8/2005	Net Exemptions		\$5,298.56	
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		22.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		14.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$3,429.48	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,580.41	
Original Project Code		School Property Tax Exemption		\$11,132.40	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$675,000.00	Total Exemptions		\$18,142.29	
Benefited Project Amount	\$675,000.00	Total Exemptions Net of RPTL Section 485-b		\$18,142.30	
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		\$1,966.81	\$1,966.81
Not For Profit	No	Local PILOT		\$2,053.37	\$2,053.37
Date Project approved	6/19/2008	School District PILOT		\$6,553.52	\$6,553.53
Did IDA took Title to Property	Yes	Total PILOT		\$10,573.70	\$10,573.71
Date IDA Took Title to Property	6/19/2008	Net Exemptions		\$7,568.59	
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. Please note data entry error in year financial assistance is planned to end: planned end year is 2029 and not 2019.				
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	60.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	50.00		
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		4.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012004A				
Project Type	Lease	State Sales Tax Exemption		\$2,189.80	
Project Name	RGG Realty LLC/ Columbia Ice and Cold Storage	Local Sales Tax Exemption		\$2,189.80	
		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	\$1,452,750.00	Total Exemptions		\$4,379.60	
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		\$4,379.60	
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. First PILOT due 2/1/22.				
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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	RGG Realty LLC	Project Status			
Address Line1	171 E Industry Court				
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
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	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$12,728.86	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,000,000.00	Total Exemptions	\$12,728.86	
Benefited Project Amount	\$1,200,000.00	Total Exemptions Net of RPTL Section 485-b	\$12,728.86	
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	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	4/17/2012	School District PILOT	\$9,700.93	\$9,700.93
Did IDA took Title to Property	Yes	Total PILOT	\$9,700.93	\$9,700.93
Date IDA Took Title to Property	4/21/2012	Net Exemptions	\$3,027.93	
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	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
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	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12775	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
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	\$3,261.26	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,404.78	
Original Project Code		School Property Tax Exemption	\$10,866.71	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,820,000.00	Total Exemptions	\$17,532.75	
Benefited Project Amount	\$1,820,000.00	Total Exemptions Net of RPTL Section 485-b	\$15,606.03	
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	\$1,839.74	\$1,839.74
Not For Profit	No	Local PILOT	\$1,920.71	\$1,920.71
Date Project approved	12/14/2015	School District PILOT	\$6,130.13	\$6,130.13
Did IDA took Title to Property	No	Total PILOT	\$9,890.58	\$9,890.58
Date IDA Took Title to Property		Net Exemptions	\$7,642.17	
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	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$24,717.82	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$64,050.42	
Original Project Code		School Property Tax Exemption		\$51,306.02	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,250,000.00	Total Exemptions		\$140,074.26	
Benefited Project Amount	\$5,437,500.00	Total Exemptions Net of RPTL Section 485-b		\$140,074.26	
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		\$3,007.41	\$3,007.41
Not For Profit	No	Local PILOT		\$7,793.00	\$7,793.00
Date Project approved	2/26/2005	School District PILOT		\$6,242.39	\$6,242.39
Did IDA took Title to Property	Yes	Total PILOT		\$17,042.80	\$17,042.80
Date IDA Took Title to Property	11/10/2005	Net Exemptions		\$123,031.46	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011503A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Rock Meadow Partners, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$11,535.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,120.45	
Original Project Code		School Property Tax Exemption	\$20,609.63	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,287,000.00	Total Exemptions	\$40,265.78	
Benefited Project Amount	\$1,287,000.00	Total Exemptions Net of RPTL Section 485-b	\$40,210.68	
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	\$2,703.36	\$2,703.36
Not For Profit	No	Local PILOT	\$1,903.01	\$1,903.01
Date Project approved	6/30/2015	School District PILOT	\$4,829.82	\$4,829.82
Did IDA took Title to Property	Yes	Total PILOT	\$9,436.19	\$9,436.19
Date IDA Took Title to Property	7/1/2015	Net Exemptions	\$30,829.59	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	Acquiring and redeveloping the former Narrowsburg Central School. Tenants to be determined. PILOT to start 2017.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	23 Erie Avenue, Kirk Road, Route 97	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	NARROWSBURG	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12764	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	Rock Meadow Partners LLC			
Address Line1	30 Essex Place	Project Status		
Address Line2				
City	BRONXVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10708	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

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		\$5,582.60	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,733.95	
Original Project Code		School Property Tax Exemption		\$16,848.79	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$330,000.00	Total Exemptions		\$29,165.34	
Benefited Project Amount	\$247,500.00	Total Exemptions Net of RPTL Section 485-b		\$29,165.33	
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		\$4,516.42	\$4,516.42
Not For Profit	No	Local PILOT		\$5,447.88	\$5,447.88
Date Project approved	6/13/2006	School District PILOT		\$13,630.96	\$13,630.96
Did IDA took Title to Property	Yes	Total PILOT		\$23,595.26	\$23,595.26
Date IDA Took Title to Property	9/1/2006	Net Exemptions		\$5,570.08	
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		293.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		225.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012002A				
Project Type	Lease	State Sales Tax Exemption		\$548.00	
Project Name	Rosemond Solar	Local Sales Tax Exemption		\$548.00	
		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		\$1,096.00	
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		\$3,062.59	\$3,062.59
Not For Profit	No	Local PILOT		\$3,694.22	\$3,694.22
Date Project approved	3/9/2020	School District PILOT		\$9,243.19	\$9,243.19
Did IDA took Title to Property	Yes	Total PILOT		\$16,000.00	\$16,000.00
Date IDA Took Title to Property	6/1/2020	Net Exemptions		-\$14,904.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$165,342.72	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$70,022.59	
Original Project Code	4801607A	School Property Tax Exemption		\$343,196.78	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$19,000,000.00	Total Exemptions		\$578,562.09	
Benefited Project Amount	\$8,050,000.00	Total Exemptions Net of RPTL Section 485-b		\$578,562.09	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$9,167.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$82,803.99	\$82,803.99
Not For Profit	No	Local PILOT		\$35,067.46	\$35,067.46
Date Project approved	11/28/2016	School District PILOT		\$171,873.69	\$171,873.69
Did IDA took Title to Property	Yes	Total PILOT		\$289,745.14	\$289,745.14
Date IDA Took Title to Property	12/29/2016	Net Exemptions		\$288,816.95	
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	203.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	203.00		
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Zip - Plus4	06830	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: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012101A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	SVG 26 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	48010902A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption		\$25,000.00	
Total Project Amount	\$3,088,316.79	Total Exemptions		\$25,000.00	
Benefited Project Amount	\$2,500,000.00	Total Exemptions Net of RPTL Section 485-b			
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	5/10/2021	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	5/24/2021	Net Exemptions	\$25,000.00		
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	In May 2021 SVG 26 LLC acquired the assets of Catskill Distilling Co. Ltd. See former OSC number 48010902A. A new project number, 48012101A, has been assigned for the SVG 26 LLC project. 2021 PILOT and real property tax exemption information is reported under the original Catskill Distilling Co. Ltd. OSC number, 48010902A, as the PILOT payment was paid prior to the execution of the new project documents with SVG 26 LLC. Employment information information for 2021 is reported under both OSC numbers, as both entities reported employees working at the site during the year. Mortgage tax exemption information for 2021 is reported under 48012101A, as SVG 26 LLC utilized the IDA's mortgage tax exemption. 2021 is the last reporting year for 48010902A and all information will be reported under 48012101A for 2022 and future years.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	2037 State Route 17B	Original Estimate of Jobs to be Created	5.00		
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	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	SVG 26 LLC				
Address Line1	1301 47th Street	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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012003A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sullivan County Community College Dormitory Corporation	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,100,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$8,100,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	Yes	Local PILOT		\$0.00	\$0.00
Date Project approved	12/6/2010	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/6/2010	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Acquisition of an approximately 20 acre parcel of land for the construction of a dormitory facility and related improvements to be occupied by students of the Sullivan County Community College, the installation therein of certain furniture and fixtures, machinery, and equipment, the payment of certain startup expenditures incurred or to be incurred in connection with the acquisition, construction, equipping and operation of the described facility, payment of certain costs and expenses incidental to the issuance of the bonds. 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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011804C				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sullivan Resorts, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$37,234.54	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$42,605.49	
Original Project Code	48011804B	School Property Tax Exemption		\$118,682.72	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,451,232.00	Total Exemptions		\$198,522.75	
Benefited Project Amount	\$7,966,232.00	Total Exemptions Net of RPTL Section 485-b		\$198,522.75	
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		\$36,681.21	\$36,681.21
Not For Profit	No	Local PILOT		\$41,094.73	\$41,094.73
Date Project approved	6/10/2019	School District PILOT		\$122,224.06	\$122,224.06
Did IDA took Title to Property	Yes	Total PILOT		\$200,000.00	\$200,000.00
Date IDA Took Title to Property	2/11/2019	Net Exemptions		-\$1,477.25	
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	0.00		
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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	\$4,785.30	\$4,785.30
Not For Profit	Yes	Local PILOT	\$5,772.22	\$5,772.22
Date Project approved	5/8/2017	School District PILOT	\$14,442.48	\$14,442.48
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

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		\$7,499.14	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,493.28	
Original Project Code		School Property Tax Exemption		\$15,863.52	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions		\$29,855.94	
Benefited Project Amount	\$605,000.00	Total Exemptions Net of RPTL Section 485-b		\$29,855.94	
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		\$3,452.67	\$3,452.67
Not For Profit	No	Local PILOT		\$2,989.56	\$2,989.56
Date Project approved	3/27/2012	School District PILOT		\$7,303.70	\$7,303.70
Did IDA took Title to Property	Yes	Total PILOT		\$13,745.93	\$13,745.93
Date IDA Took Title to Property	4/30/2012	Net Exemptions		\$16,110.01	
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		14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		3.00	
Applicant Information		Net Employment Change		9.00	
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010005B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Tiv Leivov LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,777.82	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$3,164.43	
Original Project Code	48010005A	School Property Tax Exemption		\$10,381.93	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,300,000.00	Total Exemptions		\$17,324.18	
Benefited Project Amount	\$1,725,000.00	Total Exemptions Net of RPTL Section 485-b		\$17,324.18	
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		\$1,841.04	\$1,841.04
Not For Profit	No	Local PILOT		\$1,542.11	\$1,542.11
Date Project approved	8/12/2019	School District PILOT		\$5,059.40	\$5,059.40
Did IDA took Title to Property	Yes	Total PILOT		\$8,442.55	\$8,442.55
Date IDA Took Title to Property	8/12/2019	Net Exemptions		\$8,881.63	
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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010104A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Turtlehead Enterprises, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,935.33	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$3,360.61	
Original Project Code		School Property Tax Exemption		\$16,471.11	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions		\$27,767.05	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b		\$27,767.05	
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		\$3,909.63	\$3,909.63
Not For Profit	No	Local PILOT		\$1,655.73	\$1,655.73
Date Project approved	10/10/2000	School District PILOT		\$8,115.10	\$8,115.10
Did IDA took Title to Property	Yes	Total PILOT		\$13,680.46	\$13,680.46
Date IDA Took Title to Property	1/11/2001	Net Exemptions		\$14,086.59	
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	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Turtlehead Enterprises, LLC				
Address Line1	P.O. Box 426	Project Status			
Address Line2					
City	HARRIS	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12742	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011303A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Veria Lifestyle Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$80,369.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$34,036.45	
Original Project Code		School Property Tax Exemption	\$166,820.47	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,000,000.00	Total Exemptions	\$281,226.41	
Benefited Project Amount	\$2,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$281,226.42	
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	\$46,781.92	\$46,781.92
Not For Profit	No	Local PILOT	\$19,812.13	\$19,812.13
Date Project approved	10/15/2013	School District PILOT	\$97,103.78	\$97,103.78
Did IDA took Title to Property	Yes	Total PILOT	\$163,697.83	\$163,697.83
Date IDA Took Title to Property	11/27/2013	Net Exemptions	\$117,528.58	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	Phase I Infrastructure for a healing facility that uses holistic treatment and natural medicines. PILOT starts in 2015.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Kutsher Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Veria Lifestyle Inc.			
Address Line1	1 Penn Plaza	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10119	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011504A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Veria Wellness Center	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$457,266.54	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$193,652.23	
Original Project Code	48011303A	School Property Tax Exemption		\$949,134.02	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$70,000,000.00	Total Exemptions		\$1,600,052.79	
Benefited Project Amount	\$70,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$963,268.14	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$12,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$20,049.39	\$20,049.39
Not For Profit	No	Local PILOT		\$8,490.91	\$8,490.91
Date Project approved	9/18/2015	School District PILOT		\$41,615.91	\$41,615.91
Did IDA took Title to Property	Yes	Total PILOT		\$70,156.21	\$70,156.21
Date IDA Took Title to Property	11/27/2013	Net Exemptions		\$1,529,896.58	
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	114.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	114.00		
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Country	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011706A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Veteran NY 55 Sturgis, LLC.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,179.12	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$21,194.26	
Original Project Code		School Property Tax Exemption	\$16,977.14	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,055,000.00	Total Exemptions	\$46,350.52	
Benefited Project Amount	\$1,980,000.00	Total Exemptions Net of RPTL Section 485-b	\$46,350.52	
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	\$6,134.34	\$6,134.34
Not For Profit	No	Local PILOT	\$15,895.69	\$15,895.69
Date Project approved	1/9/2017	School District PILOT	\$12,732.86	\$12,732.86
Did IDA took Title to Property	Yes	Total PILOT	\$34,762.89	\$34,762.89
Date IDA Took Title to Property	6/1/2017	Net Exemptions	\$11,587.63	
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010801A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	West Delaware Hydro Associates, L.P.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$89,526.35	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$54,852.73	
Original Project Code		School Property Tax Exemption		\$207,234.07	
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		\$351,613.15	
Benefited Project Amount	\$9,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$351,613.15	
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		\$41,553.34	\$41,553.34
Not For Profit	No	Local PILOT		\$25,459.70	\$25,459.70
Date Project approved	12/31/2007	School District PILOT		\$96,186.96	\$96,186.96
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		\$188,413.15	
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: 12/31/2021

Run Date: 03/28/2022
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		\$2,130.76	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,021.61	
Original Project Code		School Property Tax Exemption		\$6,430.83	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$315,000.00	Total Exemptions		\$12,583.20	
Benefited Project Amount	\$236,250.00	Total Exemptions Net of RPTL Section 485-b		\$12,583.21	
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		\$1,258.77	\$1,258.77
Not For Profit	No	Local PILOT		\$2,375.81	\$2,375.81
Date Project approved	4/12/2005	School District PILOT		\$3,799.08	\$3,799.08
Did IDA took Title to Property	Yes	Total PILOT		\$7,433.66	\$7,433.66
Date IDA Took Title to Property	9/1/2005	Net Exemptions		\$5,149.54	
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		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Woodridge Family Restaurant				
Address Line1	22 Green Avenue	Project Status			
Address Line2					
City	WOODRIDGE	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	12789	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 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		\$1,890.52	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$1,376.47	
Original Project Code	48011806A	School Property Tax Exemption		\$3,448.77	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$976,852.00	Total Exemptions		\$6,715.76	
Benefited Project Amount	\$835,652.00	Total Exemptions Net of RPTL Section 485-b		\$6,715.75	
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		\$1,444.40	\$1,440.40
Not For Profit	No	Local PILOT		\$1,051.65	\$1,051.65
Date Project approved	11/2/2018	School District PILOT		\$2,634.94	\$2,634.94
Did IDA took Title to Property	Yes	Total PILOT		\$5,130.99	\$5,126.99
Date IDA Took Title to Property	4/1/2019	Net Exemptions		\$1,584.77	
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	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
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: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022

Status: UNSUBMITTED

Certified Date: N/A

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
69	\$19,490,022.80	\$6,765,860.13	\$12,724,162.67	2661

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

OPERATIONS AND ACCOMPLISHMENTS- YEAR ENDING DECEMBER 31, 2021

During 2021, 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 \$4,104,759 in 2012 to \$6,765,860 in 2021.

During 2021 the Agency continued to engage the services of Partnership for Economic Development in Sullivan County, Inc. The Agency provided funding for the regional economic development advocacy group Hudson Valley Pattern for Progress through its membership contribution.

Additionally, in 2021, the Agency was involved in the following projects:

- The administration of four 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 one loan and twenty leases through the Agency's AgriBusiness Revolving Loan and Lease Fund Program.
- The administration of one building lease agreement, relating to the Catskills Food Hub.
- The administration of 68 projects with Agency agreements, including 61 projects that made payments in lieu of taxes to the Agency and 14 projects that held valid sales tax exemption letters.

548 Broadway
Monticello, New York 12701
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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, 2021.

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Authority Mission Statement and Performance Measurements-- FY 2021

Name of Public Authority: County of Sullivan Industrial Development Agency

Public Authority's Mission Statement:

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

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

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

Date Adopted: 1970.

List of Performance Goals:

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

Performance Measurement Questions:

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

Discussed, reviewed, and approved by County of Sullivan Industrial Development Agency Board of Directors— February 14, 2022.

##

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

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

548 Broadway
Monticello, NY 12701
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TTY 711



ANNUAL REAL PROPERTY REPORT FOR CALENDAR YEAR 2021

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 14, 2022.

List of all Real Property owned by the Agency as of December 31, 2021:

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. The Agency also holds title to two parcels of land (Town and Village of Liberty SBL# 120.-1-1.12 & 120.-1-1.13) leased to and occupied by Sullivan Catskills Regional Food Hub, Inc., a not-for-profit corporation operating a food aggregation and distribution facility for the benefit of producers and purchasers of local and regional farm and food products. A full listing of all property to which the Agency holds title or a leasehold interest can be found in the Agency's 2021 Annual Report.

Real Property and Personal Property Disposed of by the County of Sullivan Industrial Development Agency in calendar year 2021:

AZS Brusher Equipment LLC 24"W x 10' Rinse Conveyor; V-5 Motor on Chain; 2" Circulator high-pressure rinse; Trigger Gun 12gpm 5075psi 3/8"M 36" wand and quick disconnects; Washer Hose 25' 3/8" QC Couplers; QC Meg Nozzle 25deg #10.0 Green. Sale Price \$6,000.00.

Investment Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date : 03/28/2022
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/
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 2021 INVESTMENT REPORT**

All investments and deposits of the Agency for the year 2021 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 14, 2022.

##

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 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: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	Catskill Cabin Care LLC	Address Line1	548 Broadway
Type of Procurement	Other Professional Services	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	\$6,050.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	cleaning services

2. Vendor Name	Garigiano 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	\$24,115.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal services, including 1) work performed directly for the benefit of the Agency, and 2) project-related work paid for by the Agency and reimbursed by the projects to the Agency

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/28/2022
 Status: UNSUBMITTED
 Certified Date : N/A

3. Vendor Name	Harris Beach, PLLC	Address Line1	677 Broadway
Type of Procurement	Legal Services	Address Line2	Suite 1101
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12207
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$34,685.78	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	legal services

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	\$7,513.52	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: 12/31/2021

 Run Date: 03/28/2022
 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	\$10,472.91	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: 12/31/2021

 Run Date: 03/28/2022
 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	1/1/2021	State	NY
End Date	12/31/2023	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	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	\$9,200.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	agency auditing services

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022
Status: UNSUBMITTED
Certified Date : N/A

Additional Comments

Certified Financial Audit for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/28/2022

Status: UNSUBMITTED

Certified Date : N/A

Financial Documents

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

URL (If Applicable)	Attachments
http://www.sullivanida.com/budgets-and-reports/	Attachment Included

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

URL (If Applicable)	Attachments
http://www.sullivanida.com/budgets-and-reports/	Attachment Included

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

URL (If Applicable)	Attachments
http://www.sullivanida.com/budgets-and-reports/	Attachment Included

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

URL (If Applicable)	Attachments

Additional Comments

FINANCIAL REPORT
Audited
COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Sullivan County, New York)
MONTICELLO, NEW YORK
December 31, 2021

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

FINANCIAL REPORT
Audited
COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
(A Component Unit of Sullivan County, New York)
MONTICELLO, NEW YORK
December 31, 2021

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

TABLE OF CONTENTS

	Page
Independent Auditor's Report on the Financial Statements	1-3
Management's Discussion and Analysis (Unaudited)	4-6
Financial Statements:	
Statements of Net Position	7
Statements of Revenues, Expenses and Changes in Net Position	8
Statements of Cash Flows	9
Notes to the Financial Statements	10-14
Other Information:	
Schedule of Other Information	15-20
Other Reporting Required by <i>Government Auditing Standards</i>	
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 <i>Government Auditing Standards</i>	21-22
Schedule of Findings	23

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinion

We have audited 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, 2021 and 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the County of Sullivan Industrial Development Agency as of December 31, 2021 and 2020, and the changes in financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* ("GAS") Auditing Standards), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit 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 Agency's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, on pages 4-6, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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

Management is responsible for the other information included on pages 15-20. The other information comprises the Schedule of Other Information but does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or if the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Report on Other Legal and Regulatory Requirements

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2022 on our consideration of the County of Sullivan Industrial Development Agency'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 solely 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 the effectiveness of the Agency's 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 Agency's internal control over financial reporting and compliance.

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**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, 2021 and 2020, 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 \$9,935,476 and \$9,319,954 at December 31, 2021 and 2020, respectively.

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

SUMMARY OF NET POSITION

	<u>2021</u>	<u>2020</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets	\$ 8,066,256	\$ 7,282,827	\$ 783,429	11%
Non-Current Assets	<u>3,068,963</u>	<u>3,269,629</u>	<u>(200,666)</u>	<u>-6%</u>
Total Assets	<u>11,135,219</u>	<u>10,552,456</u>	<u>582,763</u>	<u>6%</u>
LIABILITIES				
Current Liabilities	957,337	967,366	(10,029)	-1%
Non-Current Liabilities	<u>242,406</u>	<u>265,136</u>	<u>(22,730)</u>	<u>-9%</u>
Total Liabilities	<u>1,199,743</u>	<u>1,232,502</u>	<u>(32,759)</u>	<u>-3%</u>
NET POSITION				
Net Investment in Capital Assets	2,749,166	2,919,512	(170,346)	-6%
Restricted	963,883	877,775	86,108	10%
Unrestricted	<u>6,222,427</u>	<u>5,522,667</u>	<u>699,760</u>	<u>13%</u>
Total Net Position	<u>\$ 9,935,476</u>	<u>\$ 9,319,954</u>	<u>\$ 615,522</u>	<u>7%</u>

FINANCIAL OPERATIONS HIGHLIGHTS

The increase in net position in 2021 of \$615,522 reflects the Agency's "gain" for 2021 along with a prior period adjustment of \$32,721. The gain is due to increased receipt of fees in the current year.

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

SUMMARY OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	<u>2021</u>	<u>2020</u>	<u>\$ Change</u>	<u>% Change</u>
<u>REVENUES</u>				
Project Fees	\$ 1,235,722	\$ 467,814	\$ 767,908	164%
Administrative Fees	32,000	52,000	(20,000)	-38%
Lease Income	117,587	560,742	(443,155)	-79%
Interest Income	8,731	20,467	(11,736)	-57%
Grant Income	-	101,587	(101,587)	-100%
Miscellaneous Income	377	122	255	209%
Total Revenues	1,394,417	1,202,732	191,685	16%
<u>EXPENSES</u>				
Salaries and Benefits	264,259	260,033	4,226	2%
Professional, Project and Consulting Fees	54,305	60,378	(6,073)	-10%
Advertising Fees	75,065	75,227	(162)	0%
Interest Expense	6,178	6,005	173	3%
Depreciation Expense	188,947	182,748	6,199	3%
Bad Debt Expense	147,832	-	147,832	100%
Other Expenses	75,030	72,368	2,662	4%
Total Expenses	811,616	656,759	154,857	24%
Change in Net Position	\$ 582,801	\$ 545,973	\$ 36,828	7%

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 2021, 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 \$4,104,759 in 2012 to \$6,765,860 in 2021.

During 2021 the Agency continued to engage the services of Partnership for Economic Development in Sullivan County, Inc. The Agency provided funding for the regional economic development advocacy group, Hudson Valley Pattern for Progress, through its membership contribution.

Additionally, in 2021, the Agency was involved in the following projects:

- The administration of four 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 one loan and twenty leases through the Agency's AgriBusiness Revolving Loan and Lease Fund Program.
- The administration of one building lease agreement, relating to the Catskills Food Hub.
- The administration of 68 projects with Agency agreements, including 61 projects that made payments in lieu of taxes to the Agency and 14 projects that held valid sales tax exemption letters.

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

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.

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**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SULLIVAN COUNTY, NEW YORK
STATEMENTS OF NET POSITION**

As of December 31	2021	2020
ASSETS		
Current Assets:		
Cash and Cash Equivalents	\$ 6,421,328	\$ 5,517,313
Restricted Cash	1,585,876	1,471,692
Accounts Receivable	17,182	53,832
Prepaid Expense	2,700	2,700
Notes Receivable - Current (Note II)	39,170	237,290
Total Current Assets	8,066,256	7,282,827
Non-Current Assets:		
Notes Receivable (Note II)	54,035	62,088
Capital Assets		
Net of Accumulated Depreciation (Note III)	3,014,928	3,207,541
Total Non-Current Assets	3,068,963	3,269,629
TOTAL ASSETS	11,135,219	10,552,456
LIABILITIES		
Current Liabilities:		
Accounts Payable	18,924	17,553
Accrued Payroll	4,109	12,625
Unearned Revenue	195,750	21,000
Project Escrow Liability	63,077	83,077
PILOT Escrow Liability	363,027	365,392
Sales Tax Escrow Liability	289,094	444,826
Current Portion of Note Payable (Note V)	23,356	22,893
Total Current Liabilities	957,337	967,366
Non-Current Liabilities:		
Note Payable (Note V)	242,406	265,136
TOTAL LIABILITIES	1,199,743	1,232,502
NET POSITION		
Net Investment in Capital Assets	2,749,166	2,919,512
Restricted	963,883	877,775
Unrestricted	6,222,427	5,522,667
TOTAL NET POSITION	\$ 9,935,476	\$ 9,319,954

See Notes to the Financial Statement

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

For the Years Ended December 31	2021	2020
Operating Revenues:		
Project Fees	\$ 1,235,722	\$ 467,814
Administrative Fees	32,000	52,000
Lease Income	117,587	560,742
Interest on Notes Receivable	4,707	7,659
Grant Income	-	101,587
Miscellaneous Income	377	122
Total Operating Revenues	<u>1,390,393</u>	<u>1,189,924</u>
Operating Expenses:		
Payroll and Benefits	264,259	260,033
Professional Fees and Service Contracts	53,521	60,283
Advertising	75,065	75,227
Travel, Meetings and Conferences	189	928
Consulting Services	784	95
Insurance	10,848	18,478
Dues and Subscriptions	10,785	6,851
Rent and Storage	35,394	35,153
Office Expense	17,644	10,958
Total Operating Expenses	<u>468,489</u>	<u>468,006</u>
Operating Income	<u>921,904</u>	<u>721,918</u>
Non-Operating Revenues (Expenses):		
Interest Income	4,024	12,808
Interest Expense	(6,178)	(6,005)
Depreciation Expense	(188,947)	(182,748)
Gain/Loss on Disposal of Assets	(170)	-
Bad Debt	(147,832)	-
Net Non-Operating Expenses	<u>(339,103)</u>	<u>(175,945)</u>
Change in Net Position	582,801	545,973
Net Position - Beginning	9,319,954	8,773,981
Prior Period Adjustment (Note VIII)	<u>32,721</u>	-
Net Position - Beginning Restated	9,352,675	-
Net Position - Ending	<u>\$ 9,935,476</u>	<u>\$ 9,319,954</u>

See Notes to the Financial Statement

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

For the Years Ended December 31	2021	2020
Cash Flows from Operating Activities		
Receipts from Providing Services	\$ 1,145,273	\$ 370,481
Receipts from Leases	328,467	482,945
Receipts from Grants	-	548,988
Receipts from Related Parties	32,000	64,000
Payments for Personal Services and Benefits	(263,757)	(256,271)
Payments to Contractors	(202,859)	(210,633)
Net Cash Provided by Operating Activities	<u>1,039,124</u>	<u>999,510</u>
Cash Flows from Capital Financing Activities:		
Purchase of Capital Assets	3,496	(112,770)
Principal and Interest Paid on Bonds	(28,445)	(28,445)
Net Cash Used by Capital Financing Activities	<u>(24,949)</u>	<u>(141,215)</u>
Cash Flows from Investing Activities		
Interest Income	4,024	12,808
Net Cash Provided by Investing Activities	<u>4,024</u>	<u>12,808</u>
Net Increase in Cash and Cash Equivalents	1,018,199	871,103
Cash and Cash Equivalents - Beginning	<u>6,989,005</u>	<u>6,117,902</u>
Cash and Cash Equivalents - Ending	<u>\$ 8,007,204</u>	<u>\$ 6,989,005</u>
Presented as:		
Cash and Cash Equivalents	\$ 6,421,328	\$ 5,517,313
Restricted Cash	1,585,876	1,471,692
Total	<u>\$ 8,007,204</u>	<u>\$ 6,989,005</u>
Reconciliation of operating income to net cash provided by operating activities		
Operating Income	\$ 921,904	\$ 721,918
Changes in Assets and Liabilities:		
Accounts Receivable	60,353	(16,813)
Due from Federal Agency	-	447,401
Due from Related Party	-	12,000
Notes Receivable	58,341	(85,456)
Accounts Payable	1,371	(2,660)
Accrued Payroll	502	3,762
Unearned Revenue	174,750	3,700
Project Escrow Liabilities	(20,000)	(10,001)
PILOT Escrow Liabilities	(2,365)	(67,832)
Sales Tax Escrow Liabilities	(155,732)	(6,509)
Net Cash Provided by Operating Activities	<u>\$ 1,039,124</u>	<u>\$ 999,510</u>

See Notes to the Financial Statement

**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 Governmental Accounting Standards Board ("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 GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Under standards set by GASB, the Agency is presented as 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 Statements 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 lives of 5-40 years. The Agency also has leased equipment that is depreciated on a straight-line basis over the life of the leases 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 – Consists 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 – Consists 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 reported 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, 2021, and through March 31, 2022, 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, 2021 is as follows:

	Beginning Balance	Additions	Payments	Ending Balance	Current Portion
BHFM, Inc.	\$ 25,413	\$ -	\$ (9,352)	\$ 16,061	\$ 10,600
Jane Axamethy	266	-	(266)	-	-
Justin Sutherland	18,665	-	(5,441)	13,224	8,728
Appel	39,222	-	(5,665)	33,557	9,479
Salt and Pepper the Kitchen	6,329	-	(6,329)	-	-
Jeff Sanitation	12,575	-	(9,831)	2,744	2,744
Catskill Distillery	180,693	-	(180,693)	-	-
Pro Media Inc.	2,795	-	-	2,795	2,795
Prohibition Distillery Inc.	11,277	-	(7,224)	4,053	4,053
Red Cottage	2,143	-	(1,372)	771	771
ABRFL	-	20,000	-	20,000	-
Total Receivables	<u>\$ 299,378</u>	<u>\$ 20,000</u>	<u>\$ (226,173)</u>	<u>\$ 93,205</u>	<u>\$ 39,170</u>

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, 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

III. CAPITAL ASSETS

Capital asset balances and activity for the year ended December 31, 2021 were as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Buildings and Improvements	\$ 1,603,585	\$ -	\$ -	\$ 1,603,585
Equipment	2,107,412	3,125	(8,809)	2,101,728
	3,710,997	3,125	(8,809)	3,705,313
Less: Accumulated Depreciation	(503,456)	(188,947)	2,018	(690,385)
Capital Assets, Net	\$ 3,207,541	\$ (185,822)	\$ (6,791)	\$ 3,014,928

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	112,770	-	2,107,412
	3,598,227	112,770	-	3,710,997
Less: Accumulated Depreciation	(320,708)	(182,748)	-	(503,456)
Capital Assets, Net	\$ 3,277,519	\$ (69,978)	\$ -	\$ 3,207,541

Depreciation was recorded in the amount of \$188,947 and \$182,748 for the years ended December 31, 2021 and 2020, respectively. The leased assets constitute \$3,682,983 of the total cost and \$674,261 of total accumulated depreciation, resulting in net book value of \$3,008,722 as of December 31, 2021.

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

IV. LEASES

Equipment Leases

The Agency has entered into ~~15~~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 \$1,536,055.

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 \$1,472,667. The Agency received \$5,250 and \$2,625 in lease income for the years ended December 31, 2021 and 2020, respectively. The Agency forgave the lease for much of 2021 and 2022.

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

Year ended December 31,	
2022	\$ -
2023	21,000
2024	21,000
2025	21,000
2026	21,000
2027-2028	42,000
	<u>\$ 126,000</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 \$337,800 and \$355,527 at December 31, 2021 and 2020, 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, 2021 are summarized as follows:

Loan	Beginning Balance	Issued/ Earned	Redeemed/ Paid	Ending Balance	Current Portion
USDA loan	\$ 288,029	\$ -	\$ (22,267)	\$ 265,762	\$ 23,356

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</u> <u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 23,356	\$ 5,089	\$ 28,445
2023	23,827	4,617	28,444
2024	24,308	4,137	28,445
2025	24,798	3,646	28,444
2026	25,299	3,146	28,445
2027-2031	134,364	7,860	142,224
2032	9,810	38	9,848
	<u>\$ 265,762</u>	<u>\$ 28,533</u>	<u>\$ 294,295</u>

VI. 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 each of them. Revenues from SCILDC and SCFC under the two service contracts totaled \$32,000 and \$52,000 for the years ended December 31, 2021 and 2020, respectively. Due from related parties totaled \$0 and \$0 for the years ended December 31, 2021 and December 31, 2020, respectively.

VII. SUBSEQUENT EVENTS

In January 2022, the IDA Board extended the a one-year deferral, that started in February 2021, of all lease payments due from Sullivan Catskills Regional Food Hub, Inc. (property lease and six equipment leases) until December 2022.

to be updated /clarified.

VIII. RESTATEMENT

The Agency has restated its 2020 financial statements by increasing beginning net position in the amount of \$32,721, representing changes to prior revenues and expenses to correct recording errors.

IX. NEW REPORTING STANDARDS

In June of 2017, GASB issued Statement No. 87, *Leases*. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The Agency is required to implement this standard for the year ended December 31, 2022. The Agency has not evaluated the effect of GASB 87 on its financial statements.

GASB has also issued Statements 87 through 98, with varying implementation dates, those which could have any substantive effects on the Corporation's net position are noted above.

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OTHER INFORMATION

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COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF OTHER INFORMATION
DECEMBER 31, 2021

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	2021	# 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
457 Equities Monticello Corporation	\$ -	\$ 58,910	\$ -	\$ 39,210	4	20	4	39	8	35
Addenbrooke LLC	-	66,585	-	40,064	14	8	14	40	-	26
Adelaar Developer	-	3,053,563	-	309,513	-	350	-	91	-	91
Amytra Development	211,210	34,579	-	34,579	-	24	-	35	12	35
Be Neet LLC / Jeff Sanitation	-	20,780	-	12,611	10	3	10	13	-	3
Beaverkill Studio, Inc	-	17,533	-	9,891	1	3	1	1	-	-
Bethel Performing Arts Center	-	-	-	69,677	-	15	-	63	-	63
BRR Brothers III LLC	-	45,269	-	27,198	3	7	3	18	-	15
MHC 83 (HW Portfolio) LLC d/b/a Canopy Liberty L	-	141,842	-	112,164	-	3	-	2	-	2
Catskill Distilling Co. Ltd.	-	60,416	-	19,603	-	2	-	1	-	1
Catskill Hospitality Holding LLC	84,375	18,044	8,874	18,044	-	12	-	-	20	-
Center One Holdings LLC	-	49,569	-	37,594	-	15	-	-	-	-
DC Fabrication	-	18,231	-	10,960	-	3	-	7	-	7
Deb El Food Products LLC	-	52,026	-	62,056	10	10	10	104	-	94
Dimifini-Fallsburg LLC	-	29,165	-	23,595	68	4	68	293	-	225
Doetsch Family II LLC	6,248	65,945	-	5,640	-	13	-	8	6	8
Doetsch Family III LLC	4,306	-	6,000	-	-	-	-	1	-	1
Ella Ruffo LLC	-	15,846	-	5,995	-	3	-	-	-	-
Empire Resorts Real Estate I LLC	-	114,218	-	132,059	-	55	-	-	3	-
Empire Resorts Real Estate II LLC	378	488,004	-	41,268	-	63	-	6	-	6
EPT Concord II	-	272,132	-	314,042	-	520	-	6	-	6
Forestburgh Hospitality	-	49,385	-	35,576	-	12	-	-	-	-
Four Goats, LLC	-	32,246	-	21,865	-	15	-	16	-	16
Hudnut LLC	-	37,621	-	19,021	-	10	-	14	-	14
Ideal Snacks Corporation	-	554,367	-	452,018	50	10	50	287	-	237
International Contractors Cop/ Jam Two LLC	-	18,297	-	10,910	4	2	4	5	3	1

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF OTHER INFORMATION (CONTINUED)
DECEMBER 31, 2021

	Sales Tax	Real Property Tax	Mortgage Tax	2021	# 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
Kohl's Department Stores	\$ -	\$ 711,597	\$ -	\$ 555,015	-	500	-	341	-	341
Loughlin & Billig	-	12,709	-	10,833	30	15	30	23	-	(7)
Metallized Carbon Corporation	-	35,895	-	7,113	-	10	-	12	-	12
Millennium Pipeline Company	-	1,464,439	-	1,057,189	-	17	-	-	-	-
Mogenavland (Bethel)	-	195,651	-	66,191	9	-	9	7	-	(2)
Mogenavland (Tusten)	-	93,591	-	28,797	9	-	9	59	8	50
Montreign Operating Company	19,912	6,215,720	1,550,000	1,788,296	-	1,050	-	912	6	912
Nonni's Acquisition Company	-	126,957	-	126,957	-	14	-	47	-	47
NY Bethel I LLC	9,224	-	-	-	-	-	-	-	-	-
NY Delaware I LLC	-	-	-	20,000	-	-	-	-	-	-
NY Delaware II LLC	-	-	-	10,000	-	-	-	-	-	-
NY Delaware III, LLC	-	-	-	21,422	-	-	-	-	-	-
NY Delaware IV, LLC	-	-	-	21,422	-	-	-	-	-	-
NY Delaware V, LLC	-	-	-	16,000	-	-	-	-	-	-
NY Delaware VI, LLC	-	-	-	20,000	-	-	-	-	-	-
NY Liberty I LLC	-	-	-	21,210	-	-	-	-	-	-
NY Thompson I LLC	-	-	-	21,210	-	-	-	-	-	-
NY Thompson II LLC	-	-	-	10,500	-	-	-	-	1	-
NY Tusten I, LLC	-	-	-	20,000	-	-	-	-	-	-
Peck's Market of Jeffersonville	-	26,102	-	20,804	8	8	8	22	-	14
Pestech Exterminating	-	18,142	-	10,574	10	4	10	60	-	50
Psychedelic Solar LLC	-	-	-	-	-	1	-	-	4	-
Regency Manor Senior Housing	-	140,074	-	17,043	-	3	-	-	-	-
RGG Realty LLC/ Columbia Ice & Cold Storage Corp	4,380	-	-	-	-	5	-	1	-	1
RHH Land	-	12,729	-	9,701	-	6	-	-	-	-
Rock Meadow Partners	-	40,266	-	9,436	-	4	-	5	-	5
Rosemond Solar LLC	1,096	-	-	16,000	-	-	-	-	-	-
SPT IVEY 61 Emerald MOB LLC	-	578,562	-	289,745	-	200	-	203	-	203

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF OTHER INFORMATION (CONTINUED)
DECEMBER 31, 2021

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		# 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
				2021						
Sullivan County Community College Dormitory Corp	\$ -	\$ -	\$ -	\$ -	-	9	-	1	-	1
Sullivan Resorts LLC	-	198,523	-	200,000	-	25	-	6	-	6
SVG 26 LLC (d/b/a Catskill Distilling Co. Ltd.)	-	-	25,000	-	-	5	-	1	-	1
The Center for Discovery Inc.	-	-	-	25,000	-	-	-	5	-	5
Theowins LLC	-	29,856	-	13,746	5	4	5	14	3	9
Tiv Leivov LLC	-	17,324	-	8,443	-	3	-	-	-	-
Turtlehead Enterprises	-	27,767	-	13,680	-	6	-	-	-	-
Veria Lifestyle, Inc. (Infrastructure)	-	281,226	-	163,698	-	-	-	-	-	-
Veria Lifestyle, Inc. (Wellness Center)	-	1,600,053	-	70,156	-	200	-	114	-	114
Veteran NY Sturgis 55 LLC	-	46,351	-	34,763	-	12	-	14	-	14
West Delaware Hydro Associates	-	351,613	-	163,200	-	2	-	1	-	1
Woodridge Family Restaurant	-	12,583	-	7,434	-	9	-	-	-	-
Yasgur Road Productions LLC	-	6,716	-	5,131	-	7	-	3	-	3

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF OTHER 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	Construction Jobs during fiscal year	Net Employment Change
	Sales Tax	Real Property Tax	Mortgage Tax	2020						
457 Equities Monticello Corporation	\$ 1,652	\$ 57,131	\$ -	\$ 40,321	4	20	4	33	8	29
Addenbrooke LLC	-	66,540	-	41,402	14	8	14	40	-	26
Adelsar Developer	-	2,981,649	-	326,969	-	350	-	184	-	184
Amytra Development	466,776	31,996	-	31,996	-	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	-	15	-	56	-	56
BRR Brothers III LLC	-	45,177	-	29,276	3	7	3	8	-	5
MHC 83 (HW Portfolio) LLC d/b/a Canopy Liberty L	-	142,220	49,200	120,834	-	3	-	2	-	2
Catskill Distilling Co. Ltd	-	60,366	-	18,741	-	2	-	3	-	3
Catskill Hospitality Holding LLC	23,432	2,704	-	2,704	-	12	-	-	10	-
Center One Holdings LLC	-	49,250	-	39,088	-	15	-	-	-	-
Crystal Run Village, Inc.	-	-	-	-	60	-	60	160	-	100
DC Fabrication	-	18,280	-	11,485	-	3	-	7	-	7
Deb El Food Products LLC	-	50,801	-	64,531	10	10	10	122	-	112
Dimofini-Fallsburg LLC	-	29,166	-	25,125	68	4	68	234	4	166
Doetsch Family II LLC	34,960	6,014	-	5,758	-	13	-	3	6	3
Doetsch Family III LLC	14,909	-	-	-	-	-	-	-	-	-
Ella Ruffo LLC	-	15,835	-	6,078	-	3	-	1	-	1
Empire Resorts Real Estate I LLC	-	111,528	-	139,507	-	55	-	-	3	-
Empire Resorts Real Estate II LLC	728	476,512	-	43,596	-	63	-	15	-	15
EPT Concord II	-	265,724	-	331,754	-	520	-	1	-	1
Forestburgh Hospitality	-	51,227	-	36,902	-	12	-	1	-	1
Four Goats, LLC	-	32,089	-	22,175	-	15	-	16	-	16
Hudson LLC	-	37,406	-	19,891	-	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 OTHER 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	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	-	7,539	-	10	-	12	-	12
Millennium Pipeline Company	-	1,464,439	-	1,082,553	-	17	-	-	-	-
Mogenavland (Bethel)	-	195,488	-	59,624	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 OTHER 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		# FTEs before IDA status	Original Estimate of Jobs to be Created	Original Estimate of Jobs to be Retained	Current # of FTEs	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	-	13,887	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 SS 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	-

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, 2021, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 31, 2022.

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.

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COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF FINDINGS
DECEMBER 31, 2021

A. Internal Control Findings

No internal control findings noted.

B. Compliance Findings

No compliance findings noted.

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County of Sullivan Industrial Development Agency
Report to the Board of Directors
December 31, 2021

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March 31, 2022

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

Attn: 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, 2021. 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.

Contents

	<u>Page</u>
Required Communications	1 - 2
Summary of Significant Accounting Estimates	3
Summary of Recorded Audit Adjustments	4
Exhibit A - Letter Communicating Internal Control Deficiencies and Management Suggestions	5 - 7
Exhibit B - Significant Written Communications Between Management and Our Firm	
Representation Letter	8 - 11

Required Communications

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

Area	Comments
Our Responsibilities With Regard to the Financial Statement Audit	Our responsibilities under auditing standards generally accepted in the United States of America have been described to you in our arrangement letter dated November 29, 2021. 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 29, 2021 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 or Policies</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>
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.
Disagreements With Management	We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit, or significant disclosures to be included in the financial statements.
Consultations With Other Accountants	We are not aware of any consultations management had with other accountants about accounting or auditing matters.

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

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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, 2021 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 Agency, based on management's judgment regarding collectability. Management has determined that an allowance for doubtful accounts was not necessary as of December 31, 2021.	Appears reasonable based on history of collections and collection of significant receivables after the statement of net position sheet date.

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Summary of Recorded Audit Adjustments

Description	Net Effect-Increase (Decrease)				
	Assets	Liabilities	Fund Balance	Revenues	Expenditures
Income Statement Effect				\$ 297,947	\$ 363,867
Balance Sheet Effect	\$ (29,467)	\$ 17,305	\$ (46,772)		

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

**Exhibit A - Letter Communicating Internal Control Deficiencies and
Management Suggestions**

March 31, 2022

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

In planning and performing our audit of the financial statements of County of Sullivan Industrial Development Agency (the "Agency") as of and for the year ended December 31, 2021, in accordance with auditing standards generally accepted in the United States of America, we considered the Agency's internal control over financial reporting ("internal control") as a basis for designing 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.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses or significant deficiencies.

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 deficiency in design exists when (a) a control necessary to meet the control objective is missing, or (b) an existing control is not properly designed so that, even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed or when the person performing the control does not possess the necessary authority or competence to perform the control effectively.

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 a 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.

**County of Sullivan Industrial Development Agency
Report to the Board of Directors
March 31, 2022**

We consider the following to be control deficiencies of a lessor magnitude than a significant deficiency:

***Balance Sheet Account Review**

During the audit, RBT proposed several adjustments to significant accounts. RBT recommends that the 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.

Escrow Liability

RBT noted during the audit that the Escrow liability account could not be completely tied to identified escrow cash. RBT suggests that this is reconciled completely.

We consider the following to be management suggestions:

Board Meetings

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

Account Numbers

During the audit, RBT noted that not all of the accounts in QuickBooks have account numbers. RBT recommends that the Agency add numbers to all accounts and keep these numbers consistent with the audited trial balance.

Disaster Recovery Plan

RBT noted that the Agency does not have a formal disaster recovery plan in place. RBT recommends that the Agency establish a formal disaster recovery plan to ensure minimal loss of data in the event of a major disaster in the Agency's systems.

***Capitalization**

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

Escrow Cash Accounts

During the audit, RBT noted that the escrow cash accounts are listed with the taxpayer ID of the escrowee. RBT recommends that these are changed to the Sullivan IDA's taxpayer ID number.

PILOT Disbursements

During the audit RBT noted that the Agency did not maintain evidence of the review process during the development of the PILOT calculations. RBT recommends that documentation is maintained as evidence of the review in the future.

Stamped Receipts

RBT noted that one of the controls at the IDA is the use of a paid stamp. We noted during testing, not all receipts were stamped paid. RBT recommends that the stamp is used consistently.

County of Sullivan Industrial Development Agency
Report to the Board of Directors
March 31, 2022

Those comments denoted by an “*” are substantially unchanged from our 2021 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.

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

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY CONFIDENTIAL FY 2021 EVALUATION OF BOARD PERFORMANCE

Please check (√) the most appropriate box.

CRITERIA	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
Board members have a shared understanding of the mission and purpose of the Agency.			0	0
The policies, practices and decisions of the Board are always consistent with this mission.	6	0	0	0
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Agency and reviews these annually.	6	0	0	0
The Board sets clear and measurable performance goals for the Agency that contribute to accomplishing its mission.	5	1	0	0
The decisions of the Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.	5	1	0	0
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.	6	0	0	0
Board members are knowledgeable about the Agency's programs, financial statements, reporting requirements, and other transactions.	5	1	0	0
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	5	1	0	0

The Board knows the statutory obligations of the Agency and if the Agency is in compliance with State law.	6	0	0	0
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	6	0	0	0
Board members have sufficient opportunity to research, discuss, question, and prepare before decisions are made and votes taken.	5	1	0	0
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	6	0	0	0
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.	6	0	0	0
The Board has identified the areas of most risk to the Agency and works with management to implement risk mitigation strategies before problems occur.	4	2	0	0
Board members demonstrate leadership and vision and work respectfully with each other.	5	1	0	0

Date Completed: _____