

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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

**SPECIAL MEETING NOTICE**

**TO:** Suzanne Loughlin, IDA Chairperson  
Edward Sykes, IDA Vice Chairman  
Carol Roig, IDA Secretary  
Howard Siegel, IDA Treasurer & Chief Financial Officer  
Scott Smith, IDA Assistant Treasurer  
Paul Guenther, IDA Member  
Sean Brooks, IDA Member  
Philip Vallone, IDA Member  
Chairman and Members of the Sullivan County Legislature  
Josh Potosek, Sullivan County Manager  
John Kiefer, IDA Chief Executive Officer  
Walter Garigliano, Esq., IDA Counsel

**FROM:** Jennifer Flad, Executive Director

**DATE:** March 28, 2023

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

**Date:** Thursday, March 30, 2023  
**Time:** 2:00 PM  
**Location:** Legislative Committee Room, Sullivan County Government Center, 100 North Street, Monticello, New York 12701

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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**AMENDED SPECIAL MEETING AGENDA**  
**THURSDAY, MARCH 30, 2023**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MEETING MINUTES**

March 13, 2023 Regular Meeting

**IV. NEW BUSINESS**

Resolution: Extending the Sales Tax Abatement Period for the Empire Resorts Real Estate I, LLC Project From April 1, 2023 Through and Including September 30, 2023

Resolution: Extending the Sales Tax Abatement Period for the Empire Resorts Real Estate II, LLC Project From April 1, 2023 Through and Including September 30, 2023

Resolution: Amending Resolution No. 20-22 Which Appointed Fay Hospitality Catskills LLC as Agent of the Agency to Acquire, Construct, Reconstruct, Renovate, Rehabilitate, Install and Equip the Existing Villa Roma Resort and Conference Center; Resolution No. 45-22 Which Extended the Company's Appointment to January 31, 2023; and Resolution No. 03-23 Which Further Extended the Company's Appointment to March 31, 2023

Resolution: Authorizing the Execution and Delivery of a Note and Mortgage Modification and Extension Agreement Securing a Loan Made to Supermarket Parts Warehouse, Inc. by Ulster Savings Bank

Discussion and Approval: FY 2022 Audited Financial Statements and Public Authorities Reporting Information System (PARIS) Reports

Discussion: Board Member Self-Evaluation (in closed session if desired)

Any and All Other Business Before the Board

**V. PUBLIC COMMENT AND ADJOURN**

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**MEETING MINUTES**

**Monday, March 13, 2023**

**I. CALL TO ORDER**

Chairperson Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:05 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

**II. ROLL CALL**

***Members Present-***

Suzanne Loughlin  
Edward Sykes  
Carol Roig  
Scott Smith  
Sean Brooks

***Members Absent-***

Howard Siegel  
Paul Guenther (\*By telephone)  
Philip Vallone

***Staff Present-***

John Kiefer, Chief Executive Officer  
Jennifer Flad, Executive Director  
Julio Garaicoechea, Project Manager  
Bethanii Padu, Economic Development Coordinator

***Staff Absent-***

None

***Others Present-***

Walter Garigliano, Agency Counsel  
William Frank, Agency Special Counsel

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Sykes, and seconded by Ms. Roig, the Board approved the January 9, 2023 Regular Meeting and February 7, 2023 Special Meeting minutes.

**IV. BILLS AND COMMUNICATIONS**

Ms. Flad presented the Board with a Revised Schedule of Payments showing 20 payments totaling \$166,986.00. On a motion made by Mr. Sykes, and seconded by Ms. Roig, the Board voted and the Revised Schedule of Payments was unanimously approved.

Attorney Garigliano reviewed correspondence from the Town of Neversink and West Delaware Hydro Associates, L.P. requesting an extension of the PILOT Agreement with West Delaware Hydro Associates for an additional 10 years with an annual PILOT payment of \$175,000.00.

Attorney Garigliano reviewed correspondence from the New York State Senate Standing Committee on Investigations and Government Operations requesting information on aspects of the form and substance of applications for financial assistance made to Industrial Development Agencies throughout the State. Attorney Garigliano stated that he reviewed a response with Ms. Flad, and that a response will be sent by the March 15<sup>th</sup> deadline.

**V. STAFF REPORT AND QUARTERLY FINANCIAL REPORT**

Ms. Flad presented the Board with the Staff Report and the 4<sup>th</sup> Quarter 2022 Financial Report. There were no questions.

**VI. NEW BUSINESS**

On a motion made by Mr. Brooks, and seconded by Mr. Smith, the Board reviewed and discussed a resolution authorizing the Agency to provide funding to the **Partnership for Economic Development in Sullivan County, Inc.** for the First Quarter of 2023. 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 directing the **Recapture of Unauthorized Sales and Use Tax Benefits from Amytra Development, LLC, Eldred Entertainment, LLC, and Eldred Hospitality, LLC.** Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

Mr. Garigliano left the room and recused himself from the next portion of the discussion. Will Frank represents the Agency on this matter and gave an overview of the resolution before the Board, which will put in place a requirement for financial security to secure PILOT payments. On a motion made by Ms. Roig, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution authorizing the amendment of the PILOT Agreement dated August 1, 2022 between the Agency, **FSH Lodge at Neversink, LLC and 7491 State Route 55 Property Co., LLC** and authorizing the Chairman, Chief Executive Officer or Executive Director of the Agency to effectuate the foregoing. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved. Mr. Garigliano returned to the room.

On a motion made by Mr. Smith, and seconded by Mr. Sykes, the Board reviewed and discussed a resolution authorizing an amendment of the **Adelaar Developer, LLC** Payment in Lieu of Taxation Agreement to authorize Acceptance of a Guaranty from EPR Property as Financial Security for the 2024 PILOT Payment. Chairperson Loughlin called the motion to question, the Board voted, and the resolution was unanimously approved.

On a motion made by Mr. Smith, and seconded by Ms. Roig, the Board reviewed and discussed a resolution authorizing an extension of the sales tax abatement period for the **Doetsch Family III, LLC Old Ross House Project** from April 1, 2023 through and including September 30, 2023. 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 Ms. Roig, the Board reviewed and discussed the **Agency's Procurement Policy, Investment Policy, and Disposition of Real Property Guidelines**. Chairperson Loughlin called the motion to question, the Board voted, and the policies and guidelines were unanimously approved.

On a motion made by Mr. Smith, and seconded by Mr. Sykes, the Board reviewed and discussed the **Agency's Mission Statement and Performance Measurements**. Chairperson Loughlin called the motion to question, the Board voted, and the statement and measurements were unanimously approved.

On a motion made by Ms. Roig, and seconded by Mr. Smith, the Board entered into Executive Session to discuss current litigation at approximately 11:25 AM.

On a motion made by Mr. Smith, and seconded by Ms. Roig, the Board exited Executive Session at approximately 11:42 AM.

#### **IV. PUBLIC COMMENT AND ADJOURN**

On a motion made by Mr. Smith and seconded by Mr. Sykes, the Board adjourned the meeting at approximately 11:43 AM.

Respectfully submitted:  
Julio Garaicoechea, Project Manager  
##



March 20, 2023

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

RE: Empire Resorts Real Estate I & Empire Resorts Real Estate II – New York State Sales and Use Tax Exemption

Dear Chairperson Loughlin, 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. By letter dated March 9, 2022, ERREI and ERREII requested the Agency amend the Golf Project Transaction Documents and EV Hotel Project Transaction Documents to reflect proposed amendments to the Golf Project and EV Hotel Project and the request was approved by Board resolution on March 30, 2022, which included an extension of the sales tax abatement period for ERREI & ERREII through and including September 30, 2022; the Agency issued a sales tax abatement letter memorializing the same. By letter dated September 6, 2022, ERREI and ERREII requested the Agency extend the sales tax abatement period for the projects through and including March 31, 2023; the Agency approved the extension, and adopted the resolution on March 30, 2022.

The Monster Golf Course and EV Hotel Project continues to progress. Construction of the 18 holes has been completed, and work continues on the golf cart storage building, maintenance building, comfort station and golf cart bridges. The project is on track for completion summer 2023. Construction on the modified clubhouse, to be located inside The Alder Hotel on the site of the EV Hotel Project, is underway with anticipated completion by summer 2023.



We respectfully request the Agency issue a new Sales Tax Abatement Letter confirming the New York State Sales and Use Tax Exemption for the ERREI & ERREII to be valid through and including September 30, 2023 or such other time as the Agency sees fit. We thank you in advance for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Meghan Taylor', is written over the word 'Sincerely,'.

Meghan Taylor  
Vice President Government Affairs  
& Public Relations

## RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on March 30, 2023 at 2:00 p.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairperson Suzanne Loughlin, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[     ]	[     ]
Edward T. Sykes	[     ]	[     ]
Carol Roig	[     ]	[     ]
Howard Siegel	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Philip Vallone	[     ]	[     ]
Kathleen Lara	[     ]	[     ]

The following persons were also present:

Jennifer M. Flad, Executive Director  
John W. Kiefer, Chief Executive Officer  
Julio Garaicoechea, Project Manager  
Bethanii Padu, Economic Development Coordinator  
Walter F. Garigliano, Agency General Counsel

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

Resolution No. \_\_\_\_\_ - 23

***RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE EMPIRE RESORTS REAL ESTATE I, LLC (COMPANY) PROJECT FROM APRIL 1, 2023 THROUGH AND INCLUDING SEPTEMBER 30, 2023***

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



**WHEREAS**, EPT Concord II, LLC (“EPT II”) for itself and on behalf of an entity or entities to be formed (collectively the, “EPT Entities”) submitted an application (“EPT Application”) to the Agency on February 12, 2013, requesting that the Agency undertake a certain project in one or more phases, (the “Master Development Project”) for the benefit of the EPT Entities consisting of: (i) the acquisition by the Agency of a leasehold interest or other interest in approximately seventy-one (71) parcels of land containing in the aggregate approximately 1,735 acres within the Town of Thompson, Sullivan County, New York (the “EPT Land”), (ii) the construction and equipping on the EPT Land of a master planned destination resort community to include (a) an 18-hole golf course with clubhouse and maintenance facilities, (b) a casino resort to include a casino, hotel, harness horse racetrack, grandstand/showroom, simulcast facility, banquet event center, restaurants and related facilities, (c) hotels, (d) a waterpark, (e) a recreational vehicle park, (f) an entertainment village with a cinema and supporting retail facilities, (g) a residential village containing a mix of unit types including condominiums, apartments, townhouses and detached single-family homes, a civic center and an active adult residential community, all or a portion of which will be connected, via a multi-use trail system, to open space (collectively, the “EPT Improvements”), and (iii) the acquisition in and around the EPT Land and the EPT Improvements of certain items of equipment and other tangible personal property (the “EPT Equipment”, and collectively with the EPT Land and the EPT Improvements, the “EPT Project”); and

**WHEREAS**, on October 21, 2013, the Agency and EPT II entered into a Master Development and Agent Agreement authorizing the EPT Entities to proceed with certain work limited in scope to soil erosion and sediment control, clearing and grubbing, earthwork, construction of new roads and improvements and enhancements to existing roads, constructed wetlands, landscaping, sanitary sewer, water, storm sewer, electric power, telephone service, cable tv, internet connectivity, demolition of existing structures, and all other related facility, equipment, improvements and infrastructure costs as set forth in the EPT Application together with a Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement and related documents (collectively the, “EPT Transaction Documents”); and

**WHEREAS**, on or about December 31, 2013, with the consent of the Agency, EPT II transferred a portion of the EPT Land to EPR Concord II, L.P. (“EPR II”); and

**WHEREAS**, the EPT Entities and Empire Resorts Real Estate I, LLC (“ERREI”) , a wholly owned subsidiary of Montreign Operating Company, LLC (“MOC”), entered into an agreement whereby ERREI leased a portion of the EPT Land from the EPT Entities effective only if MOC a wholly owned subsidiary of Empire Resorts, Inc., was selected by the New York State Gaming Facility Location Board to apply to the New York State Gaming Commission (“NYSGC”) for the award of a license to operate a Gaming Facility (as hereinafter defined); and

**WHEREAS**, on December 21, 2015, the NYSGC awarded a Gaming Facility License (the “Gaming Facility License”) to MOC; and

**WHEREAS**, subsequent to the award of the Gaming Facility License, in December 2015, ERREI and EPR II (and its successors or related entities) entered into agreements wherein it was agreed that ERREI will be the entity developing the Monster Golf Course on the Golf Project Land; and

**WHEREAS**, on or about March 25, 2016, ERREI presented an application (“Golf Project Application”) to the Agency requesting that the Agency consider undertaking a project consisting of the: (i) acquisition, construction, installation and equipping of a new eighteen (18) hole golf course (“Golf Course”), an approximately 14,000± square foot clubhouse, an approximately 12,800± square foot maintenance building and related structures (“Buildings”) situate on eleven (11) parcels of real estate consisting of approximately 237± acres located along Thompsonville Road and Chalet Road, Town of Thompson (“Town”), County of Sullivan (“County”), State and identified on the Town tax map as all or a portion of tax map numbers (that existed in 2016) 15.-1-13, 15.-1-14.1, 15.-1-14.2, 15.-1-15, 15.-1-16, 15.-1-17, 15.-1-18, 15.-1-50, 23.-1-52.2, 23.-1-53.2, and 23.-1-54.5 (“Golf Project Land”); (ii) acquisition, construction and equipping of the Golf Course and Buildings; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Golf Project Equipment”); (iv) construction of improvements to the Golf Course, the Buildings, the Golf Project Land and the Golf Project Equipment (collectively, the Golf Course, the Buildings, the Golf Project Land and the Golf Project Equipment are referred to as the “Golf Project”); and (v) lease of the Golf Project Land from the Agency to ERREI; and

**WHEREAS**, pursuant to General Municipal Law Section 859-a, on Monday, June 13, 2016 at 10:30 a.m., local time, at the Legislative Hearing Room, Sullivan County Government Center, 100 North Street, Monticello, New York, the Agency held a public hearing with respect to the Golf Project and the proposed financial assistance being contemplated by the Agency (the “Golf Project Public Hearing”) whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views. A summary of the Minutes of the Golf Project Public Hearing together with the Notice of Golf Project Public Hearing published and forwarded to the affected taxing jurisdictions ten (10) days prior to said Golf Project Public Hearing were attached to Resolution No. 21-16; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (“SEQR”), the Agency constitutes a “State Agency”; and

**WHEREAS**, to aid the Agency in determining whether the Golf Project may have significant adverse effects on the environment, ERREI presented a Full Environmental Assessment Form (“EAF”) and supporting SEQR documents, including a Technical Memorandum with Appendices, to the Agency with respect to the Golf Project for its review; and

**WHEREAS**, the Agency determined that the Golf Project is an Unlisted Action under SEQR; and

**WHEREAS**, the Agency gave due consideration to the Golf Project Application of ERREI and to representations by ERREI that the proposed financial assistance is an inducement to ERREI to undertake the Golf Project; and

**WHEREAS**, prior to adoption of Resolution No. 21-16 on June 20, 2016, the Agency considered the following matters as more fully set forth in its then in effect Uniform Tax Exemption Policies (“UTEPS”):

- A. Permanent private sector job creation and retention;
- B. Estimated value of the tax exemption;

- C. Whether the affected taxing jurisdictions shall be reimbursed by ERREI if the Golf Project does not fulfill the purposes for which the exemption was granted;
- D. Impact of the Golf Project on existing and proposed business or economic development projects;
- E. The amount of private sector investment generated or likely to be generated by the Golf Project;
- F. Demonstrated public support for the Golf Project;
- G. Likelihood of accomplishing the Golf Project in a timely fashion;
- H. Environmental impact;
- I. Extent to which the Golf Project will require additional services including, but not limited to educational, police, transportation, EMS and fire;
- J. Extent to which the Golf Project will provide additional revenues; and
- K. Extent to which the Golf Project will serve the public purposes of the Act by preserving permanent, private sector jobs or increasing the overall number of permanent, private sector jobs in the State; and

**WHEREAS**, the Golf Project fell within the Agency’s “Destination Resort Program<sup>3</sup>” under the Agency’s then in effect UTEP; and

**WHEREAS**, as further set forth in Resolution No. 21-16 on June 20, 2016, the Agency determined that, based on representations made by the ERREI to the Agency, a review of the EAF and supporting SEQR documents, including a Technical Memorandum with Appendices, the Golf Project would result in no major impacts and therefore, is one which may not cause significant damage to the environment and will not have a “significant effect on the environment” as such quoted term is defined in Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the New York State Department of Environmental Conservation and that no “environmental impact statement” as such quoted term is defined in SEQR need be prepared for this action, and that such determination constituted a negative declaration of environmental significance for purposes of SEQR and adopted a Negative Declaration of Environmental Significance.

**WHEREAS**, the Agency desired to encourage ERREI to advance the job opportunities, health, general prosperity and economic welfare of the people of Sullivan County, New York by providing the contemplated financial assistance and undertaking the Golf Project; and

**WHEREAS**, the Executive Director negotiated the Golf Project Transaction Documents with ERREI; and

**WHEREAS**, on or about December 22, 2016, the Agency (i) designated ERREI as its agent for the purpose of acquiring, constructing, installing and equipping the Golf Project; (ii) negotiated and entered into an Agent Agreement, a Lease, a Leaseback and a PILOT Agreement with ERREI (collectively, the “Golf Project Transaction Documents”); (iii) took a leasehold interest in the Golf Project Land, the improvements and personal property thereon which constitute the Golf Project; and (iv) provided financial assistance to ERREI in the form of (a) sales tax exemption for purchases related to the acquisition, construction, installation and equipping of the Golf Project; (b) a real property tax abatement on increased value resulting from improvements to the Golf Project Land

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<sup>3</sup> The Destination Resort Program was eliminated by the Agency on March 14, 2022 by Resolution No. 10-22.

through a PILOT Agreement; and (c) a mortgage recording tax exemption for financing related to the Golf Project; and

**WHEREAS**, on or about December 22, 2016, the Agency and the EPT Entities entered into a Third Omnibus Amendment of the EPT Transaction Documents to amend the project description to remove the Golf Project Land from the project description and reduce the TVSP as established in Section 1.3(a) of the EPT PILOT Agreement; and

**WHEREAS**, by letter dated March 9, 2022, ERREI requested the Agency amend the Golf Project Transaction Documents to reflect proposed amendments to the Golf Project; and

**WHEREAS**, by letter dated March 23, 2022, ERREI requested the Agency amend the Golf Project PILOT Agreement so the sixteen- (16) year period of benefits starts the year following completion of the Golf Project; and

**WHEREAS**, to aid the Agency in determining whether proposed amendments to the Golf Project may have significant adverse effects on the environment, the Agency reviewed the EAF and supporting SEQR documents, including a Technical Memorandum with Appendices, to the Agency with respect to the Golf Project for its review; and

**WHEREAS**, the Agency determined that based on representations made by ERREI, the proposed amendments to the Golf Project will result in a reduction of impacts and therefore the Golf Project remains an Unlisted Action under SEQR; and

**WHEREAS**, the Agency determined that, based on representations made by ERREI to the Agency, a review of the EAF and supporting SEQR documents, including a Technical Memorandum with Appendices, the Golf Project would result in no major impacts and therefore, is one which may not cause significant damage to the environment and will not have a “significant effect on the environment” as such quoted term is defined in Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the New York State Department of Environmental Conservation and that no “environmental impact statement” as such quoted term is defined in SEQR need be prepared for this action, and that such determination constituted a negative declaration of environmental significance for purposes of SEQR and ratifies the previously adopted Negative Declaration of Environmental Significance; and

WHEREAS, on or about March 31, 2022, the Agency and ERREI entered into an (i) Amended and Restated Agent and Project Agreement; (ii) Omnibus Amendment to Project Documents and (iii) First Amended PILOT Agreement to amend the Golf Project Transaction Documents as follows:

- A. Modify the description of the Golf Project to update the reference of “an approximately 14,000± square foot clubhouse” to “a comfort station including restrooms and light snacks”;
- B. Increase the total budget from \$17,600,000 to \$33,700,000;
- C. Increase the total authorized exempt purchases by an additional \$12,125,000;
- D. Increase the authorized sales tax exemption by an additional \$970,000; and
- E. Extend the date for completion to June 1, 2023.
- F. Amend the PILOT Agreement so the sixteen- (16) year period of benefits starts the year following completion of the Golf Project; and

**WHEREAS**, contemporaneously with the execution of the Amended and Restated Agent and Project Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter, which letter will expire on September 30, 2022; and

**WHEREAS**, on or about March 20, 2023, the Company requested that the sales tax abatement period be extended for another six (6) months to expire on September 30, 2023 to continue construction of the Project.

**NOW, THEREFORE, BE IT RESOLVED**, that the sales tax abatement period for the Project be, and hereby is, extended from April 1, 2023 through and including September 30, 2023.

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

Suzanne Loughlin	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Edward T. Sykes	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Carol Roig	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Howard Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

The resolution was thereupon duly adopted.

**RESOLUTION**

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on March 30, 2023 at 2:00 p.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairperson Suzanne Loughlin, and, upon roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[     ]	[     ]
Edward T. Sykes	[     ]	[     ]
Carol Roig	[     ]	[     ]
Howard Siegel	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Philip Vallone	[     ]	[     ]
Kathleen Lara	[     ]	[     ]

The following persons were also present:

- Jennifer M. Flad, Executive Director
- John W. Kiefer, Chief Executive Officer
- Julio Garaicoechea, Project Manager
- Bethanii Padu, Economic Development Coordinator
- Walter F. Garigliano, Agency General Counsel

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

Resolution No. \_\_\_\_\_ - 23

***RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE EMPIRE RESORTS REAL ESTATE II, LLC (COMPANY”) PROJECT FROM APRIL 1, 2023 THROUGH AND INCLUDING SEPTEMBER 30, 2023***

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

**WHEREAS**, EPT Concord II, LLC (“EPT II”) for itself and on behalf of an entity or entities to be formed (collectively the, “EPT Entities”) submitted an application (“EPT Application”) to the Agency on February 12, 2013, requesting that the Agency undertake a certain project in one or more phases, (the “Master Development Project”) for the benefit of the EPT Entities consisting of: (i) the acquisition by the Agency of a leasehold interest or other interest in approximately seventy-one (71) parcels of land containing in the aggregate approximately 1,735 acres within the Town of Thompson, Sullivan County, New York (the “EPT Land”), (ii) the construction and equipping on the EPT Land of a master planned destination resort community to include (a) an 18-hole golf course with clubhouse and maintenance facilities, (b) a casino resort to include a casino, hotel, harness horse racetrack, grandstand/showroom, simulcast facility, banquet event center, restaurants and related facilities, (c) hotels, (d) a waterpark, (e) a recreational vehicle park, (f) an entertainment village with a cinema and supporting retail facilities, (g) a residential village containing a mix of unit types including condominiums, apartments, townhouses and detached single-family homes, a civic center and an active adult residential community, all or a portion of which will be connected, via a multi-use trail system, to open space (collectively, the “EPT Improvements”), and (iii) the acquisition in and around the EPT Land and the EPT Improvements of certain items of equipment and other tangible personal property (the “EPT Equipment”, and collectively with the EPT Land and the EPT Improvements, the “EPT Project”); and

**WHEREAS**, on October 21, 2013, the Agency and EPT II entered into a Master Development and Agent Agreement authorizing the EPT Entities to proceed with certain work limited in scope to soil erosion and sediment control, clearing and grubbing, earthwork, construction of new roads and improvements and enhancements to existing roads, constructed wetlands, landscaping, sanitary sewer, water, storm sewer, electric power, telephone service, cable tv, internet connectivity, demolition of existing structures, and all other related facility, equipment, improvements and infrastructure costs as set forth in the EPT Application together with a Lease to Agency, Leaseback to Company, Payment in Lieu of Tax Agreement and related documents (collectively the, “EPT Transaction Documents”); and

**WHEREAS**, on or about December 31, 2013, with the consent of the Agency, EPT II transferred a portion of the EPT Land to EPR Concord II, L.P. (“EPR II”); and

**WHEREAS**, the EPT Entities and Empire Resorts Real Estate II, LLC (“ERREII”), a wholly owned subsidiary of MOC, entered into an agreement whereby ERREII leased a portion of the EPT Land from the EPT Entities effective only if MOC was selected by the New York State Gaming Facility Location Board to apply to the NYSGC for the award of a license to operate a Gaming Facility; and

**WHEREAS**, on December 21, 2015, the NYSGC awarded a Gaming Facility License (the “Gaming Facility License”) to MOC; and

**WHEREAS**, subsequent to the award of the Gaming Facility License, in December 2015, ERREII and EPR II entered into agreements wherein it was agreed that ERREII will be the entity developing an entertainment village hotel; and

**WHEREAS**, on or about August 17, 2017, ERREII presented an application (“EV Hotel Project Application”) to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) acquisition, construction, installation and equipping of a an approximately 124,000 square foot six-story building to include up to 162 rooms, mixed-use spaces including a coffee shop, a restaurant, a night club, and retail, and parking for up to 289 cars (the “EV Hotel”), situate on one (1) parcel of real estate consisting of approximately 22 acres located along Joyland Road and Thompsonville Road, in the Town, County, State and identified on the Town tax map as all or a portion of tax map numbers 23.-1-54.6 (“EV Hotel Project Land”); (ii) acquisition, construction and equipping of the EV Hotel Project; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“EV Hotel Project Equipment”); (iv) construction of improvements to the EV Hotel, the EV Hotel Project Land and the EV Hotel Project Equipment (collectively, the EV Hotel, the EV Hotel Project Land and the EV Hotel Project Equipment are referred to as the “EV Hotel Project”); and (v) lease of the EV Hotel Project from the Agency to ERREII; and

**WHEREAS**, pursuant to General Municipal Law Section 859-a, on Wednesday, August 23, 2017 at 10:30 a.m., local time, at the Legislative Hearing Room, Sullivan County Government Center, 100 North Street, Monticello, New York, the Agency held a public hearing with respect to the EV Hotel Project and the proposed financial assistance being contemplated by the Agency (the “EV Hotel Project Public Hearing”) whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views. A summary of the Minutes of the EV Hotel Project Public Hearing together with the Notice of EV Hotel Project Public Hearing published and forwarded to the affected taxing jurisdictions ten (10) days prior to said EV Hotel Project Public Hearing were attached to Resolution No. 40-17; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by SEQR, the Town of Thompson Planning Board (“Town Planning Board”), acted as Lead Agency; and

**WHEREAS**, ERREII obtained the necessary environmental and land use approvals for the EV Hotel Project. Specifically, on May 24, 2017, the Town Planning Board issued its Negative Declaration of Environmental Significance pursuant to SEQRA for the EV Hotel Project. Subsequently, on May 24, 2017, the Town Planning Board adopted a resolution independently finding that ERREII had complied with SEQRA and granting the Final Site Development Plan Approval for the EV Hotel Project; and

**WHEREAS**, the Agency gave due consideration to the EV Hotel Project Application of ERREII and to representations by ERREII that the proposed financial assistance is an inducement to ERREII to undertake the EV Hotel Project; and

**WHEREAS**, prior to adoption of Resolution No. 40-17 on August 23, 2017, the Agency considered the following matters as more fully set forth in its then in effect UTEPs:

- A. Permanent private sector job creation and retention;



- B. Estimated value of the tax exemption;
- C. Whether the affected taxing jurisdictions shall be reimbursed by ERREII if the EV Hotel Project does not fulfill the purposes for which the exemption was granted;
- D. Impact of EV Hotel Project on existing and proposed business or economic development projects;
- E. The amount of private sector investment generated or likely to be generated by the EV Hotel Project;
- F. Demonstrated public support for the EV Hotel Project;
- G. Likelihood of accomplishing the EV Hotel Project in a timely fashion;
- H. Environmental impact;
- I. Extent to which the EV Hotel Project will require additional services including, but not limited to educational, police, transportation, EMS and fire;
- J. Extent to which the EV Hotel Project will provide additional revenues; and
- K. Extent to which the EV Hotel Project will serve the public purposes of the Act by preserving permanent, private sector jobs or increasing the overall number of permanent, private sector jobs in the State; and

**WHEREAS**, the EV Hotel Project fell within the Agency’s “Destination Resort Program<sup>a</sup>” under the Agency’s then in effect UTEP; and

**WHEREAS**, the Agency desired to encourage ERREII to advance the job opportunities, health, general prosperity and economic welfare of the people of Sullivan County, New York by providing the contemplated financial assistance and undertaking the EV Hotel Project; and

**WHEREAS**, the Agency’s Executive Director negotiated the EV Hotel Project Transaction Documents with ERREII; and

**WHEREAS**, on or about March 1, 2018, the Agency (i) designated ERREII as its agent for the purpose of acquiring, constructing, installing and equipping the EV Hotel Project; (ii) negotiated and entered into an Agent Agreement, a Lease, a Leaseback and a PILOT Agreement with ERREII (collectively, the “EV Hotel Project Transaction Documents”); (iii) took a leasehold interest in the EV Hotel Project Land, the improvements and personal property thereon which constitute the EV Hotel Project; and (iv) provide financial assistance to ERREII in the form of (a) sales tax exemption for purchases related to the acquisition, construction, installation and equipping of the EV Hotel Project; (b) a real property tax abatement on increased value resulting from improvements to the EV Hotel Project Land through a PILOT Agreement; and (c) a mortgage recording tax exemption for financing related to the EV Hotel Project; and

**WHEREAS**, on or about March 1, 2018, the Agency and the EPT Entities entered into a Fifth Omnibus Amendment of the EPT Transaction Documents to amend the project description to remove the EV Hotel Project Land from the project description and reduce the TVSP as established in Section 1.3(a) of the EPT PILOT Agreement; and

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<sup>a</sup> The Destination Resort Program was eliminated by the Agency on March 14, 2022 by Resolution No. 10-22.

**WHEREAS**, by letter dated March 9, 2022, ERREII requested the Agency amend the EV Hotel Project Transaction Documents to reflect proposed amendments to the EV Hotel Project; and

**WHEREAS**, ERREII proposed to amend the EV Hotel project to construct a golf club house inside The Alder Hotel, including locker rooms, a pro shop and offices; and

**WHEREAS**, based on representations made by ERREII to the Agency, a review of the short-form EAF and supporting SEQR documents, the Agency finds that (a) pursuant to 6 NYCRR Section 617.5(c)(1), (2), and (9), the EV Hotel Project is a “Type II action”; and (b) therefore, the Agency hereby determines that no environmental impact statement or any other determination or procedure is required under Article 8 of the Environmental Conservation Law; and

WHEREAS, on or about March 31, 2022, the Agency and ERREII entered into an (i) First Amendment to Agent and Project Agreement; (ii) Amended and Restated Agent and Project Agreement; (iii) Omnibus Amendment to Project Documents and (iv) First Amended PILOT Agreement to amend the EV Hotel Project Transaction Documents as follows:

- A. Modify the description of the EV Hotel Project to include construction of a golf club house inside The Alder Hotel, including locker rooms, a pro shop and offices;
- B. Increase the total budget by \$300,000;
- C. Increase the total authorized exempt purchases by an additional \$250,000;
- D. Increase the sales tax exemption by an additional \$20,000;
- E. Extend the date for completion to June 1, 2023; and
- F. Amend the PILOT Agreement governing the EV Hotel Project to increase the TVSP for periods on and after January 1, 2025; and

**WHEREAS**, contemporaneously with the execution of the Amended and Restated Agent and Project Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter, which letter will expire on September 30, 2022; and

**WHEREAS**, on or about March 20, 2023, the Company requested that the sales tax abatement period be extended for another six (6) months to expire on September 30, 2023 to continue construction of the Project.

**NOW, THEREFORE, BE IT RESOLVED**, that the sales tax abatement period for the Project be, and hereby is, extended from April 1, 2023 through and including September 30, 2023.

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

Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolution was thereupon duly adopted.

RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on March 30, 2023 at 2:00 p.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairperson Suzanne Loughlin, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[     ]	[     ]
Edward T. Sykes	[     ]	[     ]
Carol Roig	[     ]	[     ]
Howard Siegel	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Philip Vallone	[     ]	[     ]
Kathleen Lara	[     ]	[     ]

The following persons were also present:

- Jennifer M. Flad, Executive Director
- John W. Kiefer, Chief Executive Officer
- Julio Garaicoechea, Project Manager
- Bethanii Padu, Economic Development Coordinator
- Walter F. Garigliano, Agency General Counsel

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

Resolution No. \_\_ - 23

*RESOLUTION AMENDING RESOLUTION NO. 20-22 WHICH APPOINTED FAY HOSPITALITY CATSKILLS LLC (“COMPANY”) AS ITS AGENT TO ACQUIRE, CONSTRUCT, RECONSTRUCT, RENOVATE, REHABILITATE, INSTALL AND EQUIP THE EXISTING VILLA ROMA RESORT AND CONFERENCE CENTER (“PROJECT”) ON BEHALF OF THE AGENCY; RESOLUTION NO. 45-22 WHICH EXTENDED THE COMPANY’S APPOINTMENT TO JANUARY 31, 2023; AND RESOLUTION NO. 03-23 WHICH FURTHER EXTENDED THE COMPANY’S APPOINTMENT TO MARCH 31, 2023*

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

*WHEREAS*, by Resolution No. 20-22 adopted on May 16, 2022, the Agency appointed the Company at its agent for purposes of the Project. All capitalized terms not herein defined shall have the respective meaning ascribed thereto in Resolution No. 20-22 (the “Inducement Resolution”); and

*WHEREAS*, the appointment of the Company by the Inducement Resolution expired on November 30, 2022; and

*WHEREAS*, by Resolution 45-22 adopted on December 12, 2022, the Agency’s appointment of the Company was extended to January 31, 2023 (the “December Resolution”); and

*WHEREAS*, the appointment of the Company as extended by the December Resolution expired on January 31, 2023; and

*WHEREAS*, by letter dated January 22, 2023, Steven Vegliante, of Counsel to Fogel Brown P.C., on behalf of the Company, requested the Agency further extend the Agency’s appointment; and

*WHEREAS*, by Resolution 03-23 adopted on February 7, 2023, the Agency’s appointment of the Company was further extended to March 31, 2023 (the “February Resolution”); and

*WHEREAS*, the appointment of the Company as further extended by the February Resolution will expire on March 31, 2023; and

*WHEREAS*, by memo dated March 24, 2023, Emma Connolly, on behalf of the Company, requested the Agency further extend the Agency’s appointment; and

*WHEREAS*, the Agency is willing to extend the appointment of the Company to May 31, 2023, subject to the conditions set forth herein.

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

Section 1. The appointment of the Company to acquire, construct, reconstruct, renovate, rehabilitate, install and equip the Project is hereby extended. The appointment of the Company shall expire on May 31, 2023, if Transaction Documents have not been executed and delivered.

Section 2. The foregoing extension of the appointment of the Company as the agent of the Agency is conditioned upon and subject to payment of Ten Thousand and 00/100 (\$10,000.00) Dollars by the Company to the Agency on or before close of business on April 6, 2023, to increase the Agency’s Escrow Account and to reimburse the Agency for legal fees incurred through a tentatively scheduled March 15, 2023 closing date.

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

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

Section 5. This resolution shall take effect immediately.

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

Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolution was thereupon duly adopted.

STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

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

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency (“Agency”) with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
  
2. Such resolution was passed at a meeting of the Agency duly convened in public session on March 30, 2023 at 2:00 p.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[     ]	[     ]
Edward T. Sykes	[     ]	[     ]
Carol Roig	[     ]	[     ]
Howard Siegel	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Philip Vallone	[     ]	[     ]
Kathleen Lara	[     ]	[     ]

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

Suzanne Loughlin	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Edward T. Sykes	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Carol Roig	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Howard Siegel	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Scott Smith	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Paul Guenther	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Sean Brooks	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Philip Vallone	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Kathleen Lara	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain

and therefore, the resolution was declared duly adopted.

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

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal on the 30<sup>th</sup> day of March, 2023.

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Carol Roig, Secretary



RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on March 30, 2023 at 2:00 p.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairperson Suzanne Loughlin, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[     ]	[     ]
Edward T. Sykes	[     ]	[     ]
Carol Roig	[     ]	[     ]
Howard Siegel	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Philip Vallone	[     ]	[     ]
Kathleen Lara	[     ]	[     ]

The following persons were also present:  
Jennifer M. Flad, Executive Director  
John W. Kiefer, Chief Executive Officer  
Julio Garaicoechea, Project Manager  
Bethanii Padu, Economic Development Coordinator  
Walter F. Garigliano, Agency General Counsel

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

Resolution No. \_\_ - 23

***RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A NOTE AND MORTGAGE MODIFICATION AND EXTENSION AGREEMENT SECURING A LOAN MADE TO SUPERMARKET PARTS WAREHOUSE, INC. BY ULSTER SAVINGS BANK (“USB”)***

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

***WHEREAS***, on or about January 28, 2016, BRR Brothers III, LLC (the “Company”) and Sullivan County Fabrications, Inc. presented an application (“Application”) to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) acquisition, construction, reconstruction, renovation, rehabilitation,

installation and equipping of six (6) buildings aggregating approximately 180,000± square feet intended to be used to accommodate a metal fabrication factory and storage of manufactured products (collectively, “Existing Buildings”) situate on two (2) parcels of real estate consisting of approximately 138.26± acres located along Glen Wild Road, Town of Fallsburg (“Town”), Woodridge, County of Sullivan (“County”), State and identified on the Town tax map as Section 62, Block 1, Lot 20.1 and Section 63, Block 1, Lot 4 (“Land”); (ii) acquisition, construction and equipping of the Existing Buildings; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iv) construction of improvements to the Existing Buildings, the Land and the Equipment (collectively, the Existing Buildings, the Land and the Equipment are referred to as the “Facility” or the “Project”); and (v) lease of the Facility from the Agency to the Company; and

**WHEREAS**, on or about April 22, 2016, the Agency and the Company closed on a sale/leaseback transaction at which time the Agency acquired title to the Land from Catskill Hudson Bank and leased the Land to the Company; and

**WHEREAS**, pursuant to two Commitment Letters, each dated November 18, 2019, USB approved two loans to Supermarket Parts Warehouse, Inc. (“SPW”) in the aggregate principal amount of ONE MILLION FIVE HUNDRED THOUSAND and 00/100 (\$1,500,000.00) Dollars (“SPW Loans”), which Commitment Letters required the SPW Loans to be secured by one or more mortgages on the Land; and

**WHEREAS**, on December 17, 2019 by Resolution #68-19 the Agency approved execution of one or more mortgages to secure the SPW Loans; and

**WHEREAS**, on December 19, 2019 the Agency and the Company executed a Mortgage, Assignment of Rents, Security Agreement and Fixture Filing in favor of USB securing a credit line to SPW (“SPW Credit Line”) in an amount not to exceed ONE MILLION and 00/100 (\$1,000,000.00) Dollars (“SPW Credit Line Mortgage”); and

**WHEREAS**, the SPW Credit Line Mortgage was recorded in the Office of the Clerk of Sullivan County on December 31, 2019 as Instrument No. 2019-9289; and

**WHEREAS**, SPW has requested and USB has agreed to extend the expiration date of the SPW Credit Line to December 19, 2023 (“Expiration Date”); and

**WHEREAS**, the Agency wishes to authorize its Chairperson or Executive Director, each acting individually, to execute a Note and Mortgage Modification and Extension Agreement to memorialize the modified Expiration Date (the “Modification Agreement”).

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

Section 1. The Chairperson or Executive Director, each acting individually, are hereby authorized to execute and deliver the Modification Agreement.

Section 2. The execution and delivery of the Modification Agreement is conditioned upon:

- a). Approval of the Modification Agreement by the Agency’s General Counsel;  
and
- b). Payment by the Company to the Agency or its professional advisors and all costs or fees incurred by the Agency related to carrying out the intent of these resolutions.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. This Resolution shall take effect immediately.

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

Suzanne Loughlin	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Carol Roig	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Howard Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolution was thereupon duly adopted.

STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

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

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency (“Agency”) with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on March 30, 2023 at 2:00 p.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Suzanne Loughlin	[    ]	[    ]
Edward T. Sykes	[    ]	[    ]
Carol Roig	[    ]	[    ]
Howard Siegel	[    ]	[    ]
Scott Smith	[    ]	[    ]
Paul Guenther	[    ]	[    ]
Sean Brooks	[    ]	[    ]
Philip Vallone	[    ]	[    ]
Kathleen Lara	[    ]	[    ]

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

Suzanne Loughlin	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Edward T. Sykes	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Carol Roig	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Howard Siegel	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Scott Smith	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Paul Guenther	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Sean Brooks	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Philip Vallone	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain
Kathleen Lara	[    ] Yes	[    ] No	[    ] Absent	[    ] Abstain

and therefore, the resolution was declared duly adopted.

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

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal on the 30<sup>th</sup> day of March, 2023.

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Carol Roig, Secretary

Certified Financial Audit for Sullivan County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023  
 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
<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>	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
<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>	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
<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>	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
	Attachment Included

**Additional Comments**

***COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY***

***FINANCIAL STATEMENTS***

***DECEMBER 31, 2022***

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
FINANCIAL STATEMENTS  
DECEMBER 31, 2022

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INDEPENDENT AUDITORS' REPORT

To The Members of the County  
Of Sullivan Industrial Development Agency  
Monticello, NY 12701

**Opinions**

We have audited the financial statements of the County of Sullivan Industrial Development Agency, New York (“Agency”), a component unit of Sullivan County, New York, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the County of Sullivan Industrial Development Agency, New York, as of December 31, 2022, and the respective changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 County of Sullivan Industrial Development Agency, New York, 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 opinions.

**Emphasis of Matter**

As discussed in Note 11 to the financial statements, the Agency adopted new accounting guidance, *GASBS No. 87, Leases*, for the year ended December 31, 2022. Our opinion is not modified with respect to this matter.

## **Prior Period Financial Statements**

The prior year comparative information was derived from the Agency's December 31, 2021 financial statements and, in a report by other auditors dated March 31, 2022, they expressed an unmodified opinion on those financial statements.

## **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 opinions. 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 generally accepted auditing standards 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 generally accepted auditing standards 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 County of Sullivan Industrial Development Agency, New York'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 County of Sullivan Industrial Development Agency, New York'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 5 through 8, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Information**

Management is responsible for the other information included in the report. The other information comprises the schedule of other information on pages 24 through 25, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do 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 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.

## **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 22, 2023 on our consideration of the County of Sullivan Industrial Development Agency, New York's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the County of Sullivan Industrial Development Agency, New York's internal control over financial reporting and compliance.

*Cooper Arias, LLP*

Mongaup Valley, New York  
March 22, 2023

# MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2022

This section of the County of Sullivan Industrial Development Agency's annual financial report presents our discussion and analysis of the Agency's financial performance during the fiscal year ended on December 31, 2022. Please read it in conjunction with the Agency's financial statements and accompanying notes.

## OVERVIEW OF THE FINANCIAL STATEMENTS

This annual financial report consists of two parts: Management's Discussion and Analysis (this section) and the basic financial statements. The Agency's statements follow the accrual basis of accounting and are presented in a manner similar to a private business.

## FINANCIAL ANALYSIS OF THE AGENCY

The following table summarizes the changes in net position between December 31, 2022 and 2021.

	<u>2022</u>	<u>2021</u>
Current Assets	\$ 9,075,044	\$ 8,066,256
Non-Current Assets	<u>3,705,255</u>	<u>3,068,963</u>
Total Assets	<u>12,780,299</u>	<u>11,135,219</u>
Current Liabilities	1,170,679	957,337
Long Term Liabilities	<u>218,097</u>	<u>242,406</u>
Total Liabilities	<u>1,388,776</u>	<u>1,199,743</u>
Deferred Inflows - Leases	<u>775,426</u>	-
Total Deferred Inflows of Resources	<u>775,426</u>	-
Net Investment In Capital Assets	2,630,281	2,749,166
Restricted	962,503	963,883
Unrestricted	<u>7,023,313</u>	<u>6,222,427</u>
Total Net Position	<u>\$ 10,616,097</u>	<u>\$ 9,935,476</u>

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2022

The balance of restricted net position consists of the following at December 31, 2022:

Escrow Accounts - Cash	\$ 865,263
Revolving Loan Accounts – Cash	986,117
Revolving Loans Outstanding	216,093
Less: Liabilities to be Paid From Restricted Accounts	<u>(1,104,970)</u>
 Restricted Net Position	 <u>\$ 962,503</u>

*Operating Income.* The following table summarizes the changes in operating activity between fiscal years 2022 and 2021.

	<u>2022</u>	<u>2021</u>
Project Fees	\$ 1,052,371	\$ 1,235,722
Administrative Fees	32,000	32,000
Lease Income	78,430	117,587
Interest on Notes Receivable	5,342	4,707
Interest on Leases Receivable	22,779	-
Other Income	<u>2,149</u>	<u>377</u>
 Total Operating Revenues	 <u>1,193,071</u>	 <u>1,390,393</u>
 Salaries and Benefits	 234,919	 264,259
Legal and Professional Fees	50,160	53,521
Consulting Fees	3,648	784
Advertising and Promotion	57,942	75,065
Other Expenses	<u>68,680</u>	<u>74,860</u>
 Total Operating Expenses	 <u>415,349</u>	 <u>468,489</u>
 Operating Income	 <u>777,722</u>	 <u>921,904</u>
 Interest Income	 3,668	 4,024
Interest Expense	(4,585)	(6,178)
Depreciation Expense	(159,314)	(188,947)
Disposal of Assets	4,736	(170)
Bad Debt Expense	<u>(5,250)</u>	<u>(147,832)</u>
 Total Non-Operating Revenues (Expenses)	 <u>(160,745)</u>	 <u>(339,103)</u>
 Change in Net Position	 <u>\$ 616,977</u>	 <u>\$ 582,801</u>

# MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2022

## OPERATIONS AND ACCOMPLISHMENTS

During 2022, the Agency collected Payments in Lieu of Taxes (PILOTs) from its projects and distributed 100% of payments to the local taxing jurisdictions. Over the last ten years the Agency has increased its PILOT distributions from \$4,103,454 in 2013 to \$6,650,164 in 2022.

During 2022 the Agency continued to engage the services of the Partnership for Economic Development in Sullivan County, Inc., and provide funding for the regional economic development advocacy group Hudson Valley Pattern for Progress through its membership contribution.

The Agency continues its efforts to foster Sullivan County's food and agriculture sector. In the summer of 2022, the Agency was awarded two Rural Business Development Grants from the United States Department of Agriculture- Rural Development, to assist in the development of a red meat processing facility and a poultry processing facility.

Additionally, in 2022, the Agency was involved in the following projects:

- The administration of three loans through the Agency's Rural Micro-entrepreneur Assistance Program
- The administration of four loans through the Agency's Revolving Loan Fund Program
- The administration of two loans and nineteen equipment 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 72 projects with Agency agreements, including 61 projects that made PILOT payments to the Agency and seventeen projects that held valid sales tax exemption letters.

## CAPITAL ASSETS

The Agency had \$2,630,281 invested in capital assets, net of \$650,631 in accumulated depreciation, as of December 31, 2022. Depreciation expense for the year ended December 31, 2022 was \$159,314.

## DEBT

As of December 31, 2022, the Agency had \$241,902 in outstanding long term debt. The Agency paid interest of \$4,585 during the year.

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2022

### CONTACTING THE AGENCY'S MANAGEMENT

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



COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022  
(WITH COMPARATIVE AMOUNTS FOR DECEMBER 31, 2021)

ASSETS	<u>2022</u>	<u>2021</u>
Current Assets		
Cash	\$ 7,004,089	\$ 6,421,328
Restricted Cash	1,851,380	1,585,876
Accounts Receivable	23,855	17,182
Prepaid Expense	7,814	2,700
Operating Leases Receivable - Current	122,110	-
Capital Leases Receivable - Current	28,143	-
Notes Receivable - Current	<u>37,653</u>	<u>39,170</u>
 Total Current Assets	 <u>9,075,044</u>	 <u>8,066,256</u>
 Non-Current Assets:		
Operating Leases Receivable	653,316	-
Capital Leases Receivable	243,218	-
Notes Receivable	178,440	54,035
Capital Assets, net	<u>2,630,281</u>	<u>3,014,928</u>
 Total Non-Current Assets	 <u>3,705,255</u>	 <u>3,068,963</u>
 TOTAL ASSETS	 <u>12,780,299</u>	 <u>11,135,219</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022  
(WITH COMPARATIVE AMOUNTS FOR DECEMBER 31, 2021)

LIABILITIES	<u>2022</u>	<u>2021</u>
Current Liabilities		
Accounts Payable	\$ 4,130	\$ 18,924
Accrued Payroll	4,182	4,109
Unearned Revenue	207,417	195,750
Project Escrow Liability	68,077	63,077
PILOT Escrow Liability	619,048	363,027
Sales Tax Escrow Liability	244,020	289,094
Note Payable - Current	<u>23,805</u>	<u>23,356</u>
 Total Current Liabilities	 <u>1,170,679</u>	 <u>957,337</u>
 Non-Current Liabilities		
Note Payable	<u>218,097</u>	<u>242,406</u>
 Total Non-Current Liabilities	 <u>218,097</u>	 <u>242,406</u>
 TOTAL LIABILITIES	 <u>1,388,776</u>	 <u>1,199,743</u>
 DEFERRED INFLOWS OF RESOURCES		
Leases	<u>775,426</u>	<u>-</u>
 TOTAL DEFERRED INFLOWS OF RESOURCES	 <u>775,426</u>	 <u>-</u>
 NET POSITION		
Net Investment in Capital Assets	2,630,281	2,749,166
Restricted	962,503	963,883
Unrestricted	<u>7,023,313</u>	<u>6,222,427</u>
 TOTAL NET POSITION	 <u>\$ 10,616,097</u>	 <u>\$ 9,935,476</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY  
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION  
YEAR ENDED DECEMBER 31, 2022  
(WITH COMPARATIVE AMOUNTS FOR THE YEAR ENDED DECEMBER 31, 2021)

	<u>2022</u>	<u>2021</u>
<b>OPERATING REVENUES</b>		
Project Fees	\$ 1,052,371	\$ 1,235,722
Administrative Fees	32,000	32,000
Lease Income	78,430	117,587
Interest Income - Notes Receivable	5,342	4,707
Interest Income - Leases Receivable	22,779	-
Miscellaneous Income	2,149	377
Total Operating Revenues	<u>1,193,071</u>	<u>1,390,393</u>
<b>OPERATING EXPENSES</b>		
Payroll and Benefits	234,919	264,259
Professional Fees and Service Contracts	50,160	53,521
Advertising and Promotion	57,942	75,065
Travel, Meetings and Conferences	520	189
Consulting Services	3,648	784
Insurance	9,555	10,848
Dues and Subscriptions	9,829	10,785
Rent and Storage	35,154	35,394
Office Expense	13,622	17,644
Total Operating Expenses	<u>415,349</u>	<u>468,489</u>
<b>NET OPERATING INCOME (LOSS)</b>	<u>777,722</u>	<u>921,904</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>		
Interest Income	3,668	4,024
Interest Expense	(4,585)	(6,178)
Depreciation Expense	(159,314)	(188,947)
Gain (Loss) on Disposal of Assets	4,736	(170)
Bad Debt Expense	<u>(5,250)</u>	<u>(147,832)</u>
<b>NET NON-OPERATING REVENUES (EXPENSES)</b>	<u>(160,745)</u>	<u>(339,103)</u>
<b>CHANGE IN NET POSITION</b>	616,977	582,801
<b>NET POSITION- Beginning of the Year (Restated)</b>	<u>9,999,120</u>	<u>9,352,675</u>
<b>NET POSITION- End of the Year</b>	<u>\$ 10,616,097</u>	<u>\$ 9,935,476</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY  
STATEMENT OF CASH FLOWS  
YEAR ENDED DECEMBER 31, 2022  
(WITH COMPARATIVE AMOUNTS FOR THE YEAR ENDED DECEMBER 31, 2021)

	<u>2022</u>	<u>2021</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Providing Services	\$ 1,304,921	\$ 1,473,740
Receipts from Related Parties	32,000	32,000
Payments for Personal Services and Benefits	(234,846)	(263,757)
Payments to Contractors	<u>(224,969)</u>	<u>(202,859)</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>877,106</u>	<u>1,039,124</u>
CASH FLOW FROM CAPITAL ACTIVITIES		
Purchase of Capital Assets	<u>(4,064)</u>	<u>3,496</u>
NET CASH USED BY CAPITAL ACTIVITIES	<u>(4,064)</u>	<u>3,496</u>
CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES		
Principal and Interest Paid on Note Payable	<u>(28,445)</u>	<u>(28,445)</u>
NET CASH USED BY NON-CAPITAL FINANCING ACTIVITIES	<u>(28,445)</u>	<u>(28,445)</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Interest Income	<u>3,668</u>	<u>4,024</u>
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>3,668</u>	<u>4,024</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	848,265	1,018,199
CASH AND CASH EQUIVALENTS- Beginning of the Year	<u>8,007,204</u>	<u>6,989,005</u>
CASH AND CASH EQUIVALENTS- End of the Year	<u>\$ 8,855,469</u>	<u>\$ 8,007,204</u>
Reconciliation of operating revenue (loss) to net cash provided (used) by operating activities:		
Operating Income (Loss)	\$ 777,722	\$ 921,904
Changes in Assets and Liabilities		
Accounts Receivable	(11,923)	60,353
Prepaid Expenses	(5,114)	-
Operating Leases Receivable	87,150	-
Capital Leases Receivable	25,974	-
Notes Receivable	(122,888)	58,341
Capital Assets to Lease	(24,631)	-
Accounts Payable	(14,794)	1,371
Accrued Payroll	73	502
Unearned Revenue	11,667	174,750
Project Escrow Liabilities	5,000	(20,000)
PILOT Escrow Liabilities	256,021	(2,365)
Sales Tax Escrow Liabilities	(20,001)	(155,732)
Deferred Inflows of Resources - Leases	<u>(87,150)</u>	<u>-</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 877,106</u>	<u>\$ 1,039,124</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Basis of Accounting**

The financial statements of the County of Sullivan Industrial Development Agency have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

The County of Sullivan Industrial Development Agency follows the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when incurred. Fixed assets and long-term liabilities related to these activities are recorded within the financial statements.

**Financial Reporting Entity**

The County of Sullivan Industrial Development Agency (the "Agency") was created in 1970 as public benefit corporation through state legislation to promote the economic welfare, recreation opportunities, and prosperity of the County's inhabitants. The Agency is exempt from federal, state, and local income taxes. The County's governing body appoints members of the Agency, and the County exercises some oversight responsibility for management of the Agency. Although the management is not accountable directly to the County for fiscal matters, a budget is submitted to the County, and the County assumes a financial burden from the Agency by assuming certain expenses incurred by the Agency through its bonding transactions. Accordingly, the Agency is considered a component unit of the County of Sullivan, and reports as such.

**Administrative Fee Income**

Administrative fees for Agency costs relating to the project are recognized as income upon consummation of the related transactions. The fees charged by the Agency are based on a percentage of the financing, individual negotiations, the size of the project, and/or on an "as incurred" basis.

**Accounts Receivable**

Accounts receivable are shown gross, with uncollectible amounts recognized under the direct write-off method. No allowance for uncollectible accounts has been provided since it is believed that such allowance would be immaterial. Accounts receivable at December 31, 2022 and 2021 amounted to \$23,855 and \$17,182, respectively.

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Property, Plant and Equipment**

The Agency records capital assets at historical cost and depreciates the assets on a straight-line basis over their estimated useful lives. Assets are not depreciated until placed in service. Estimated useful lives are as follows:

Equipment	5-40 Years
Buildings And Improvements	20-40 Years

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

**Cash and Cash Equivalents**

For the statement of cash flows, the Agency considers all highly liquid investments as cash equivalents.

**Operating Revenues and Expenses**

In the statement of revenues, expenses and changes in net position, operating revenues and expenses include all activity that is part of the Agency's normal operating activities. Interest earned on cash balances, depreciation and unusual or infrequent items are included as non-operating activities.

**Liabilities Paid From Restricted Assets**

The following liabilities of the Agency will be paid from restricted assets:

	<u>2022</u>
Escrow Balances	\$ 863,068
Note Payable	<u>241,902</u>
	<u>\$ 1,104,970</u>

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**New Accounting Standards**

The Agency has adopted all current Statements of the Governmental Accounting Standards Board (GASB) that are applicable. At December 31, 2022 the Agency implemented the following new standards:

GASB 87 – *Leases*

GASB 92 – *Omnibus 2020*

GASB 93 – *Replacement of Interbank Offered Rates*, except for the removal of LIBOR as an appropriate benchmark interest rate, which is effective for the year ending December 31, 2023.

GASB 97 – *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans-an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No.32*

**Future Accounting Standards**

The Governmental Accounting Standards Board (GASB) has issued the following standards that will become effective in future fiscal years:

GASB 93 – *Replacement of Interbank Offered Rates*, effective for the year ending December 31, 2022, except for the removal of LIBOR as an appropriate benchmark interest rate, which is effective for the year ending December 31, 2023.

GASB 94 – *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, effective for the year ending December 31, 2023

GASB 96 – *Subscription-Based Information Technology Arrangements*, effective for the year ending December 31, 2023.

GASB 99 – *Omnibus 2022*, effective for the year ending December 31, 2023 except for the portion related to financial guarantees and the classification and reporting of derivative instruments within the scope of GASB Statement No. 53, which is effective for the year ending December 31, 2024.

GASB 100 – *Accounting Changes and Error Corrections – an amendment of GASB 62*, effective for year ending December 31, 2024

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

GASB 101 – *Compensated Absences*, effective for the year ending December 31, 2024

The Agency will evaluate the impact each of these pronouncements may have on its financial statements and will implement them as applicable and when material.

**Equity Classifications**

In the financial statements there are three classes of net position:

Net investment in capital assets – consists of net capital assets (cost less accumulated depreciation) reduced by outstanding balances of related debt obligations from the acquisition, construction or improvement of those assets.

Restricted – reports net position when constraints placed on the assets are either externally imposed by creditors (such as through debt covenants), grantors, contributors, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Unrestricted – reports all other net position that does not meet the definition of the above two classifications and is deemed to be available for general use by the Agency.

Order of Use of Net Position:

When an expense is incurred for which both restricted and unrestricted resources are available, the Board will assess the current financial condition of the Agency and then determine which classification of net position will be applied.

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources, which represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency reported deferred inflows of resources related to leases of \$775,426 as of December 31, 2022.



COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Reclassifications**

Certain items at December 31, 2021 have been reclassified to conform to the presentation at December 31, 2022. The reclassifications have no effect on the change in net position for the year ended December 31, 2021.

NOTE 2 – CASH AND INVESTMENTS

New York State statutes govern the Agency’s investment policies. In addition, the Agency has its own written investment policy. Agency monies must be deposited in FDIC-insured commercial banks or trust companies located within the State. The Chief Executive Officer is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and U.S. Agencies, repurchase agreements, and obligations of New York State and its localities. Collateral is required for demand deposits and certificates of deposit at 105 percent of all deposits not covered by federal deposit insurance.

Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of New York State and its municipalities and school districts. The written investment policy requires repurchase agreements to be purchased from banks located within the State and that underlying securities must be obligations of the federal government. Underlying securities must have a market value of at least 105 percent of the cost of the repurchase agreement. The Agency’s aggregate bank balances included balances not covered by depository insurance at year end, collateralized as follows:

Collateralized with securities held by the pledging financial institution, or its trust department or agent, but not in the Agency’s name.	<u>\$ 7,793,546</u>
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COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 3 – 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. A schedule of notes receivable at December 31, 2022 and 2021 is as follows:

<u>Borrower</u>	<u>Original Loan</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>BALANCE</u>	
				<u>2022</u>	<u>2021</u>
David Appel	84,098	2024	4.00%	\$ 24,078	\$ 33,557
Jeff Sanitation	50,000	2022	4.00%	-	2,744
Justin Sutherland	36,000	2024	4.00%	7,868	13,224
Agrarian Feast	80,000	2032	4.00%	80,000	20,000
Murray Bresky	100,000	2032	4.00%	95,891	-
BHFM, Inc.	50,000	2023	4.00%	5,461	16,061
Prohibition Distillery	72,077	2022	4.00%	-	4,053
ND Pro Media	25,000	2021	4.00%	2,795	2,795
Red Cottage Inc.	30,500	2020	4.00%	-	771
Total Notes Receivable				216,093	93,205
Less: Current Portion				<u>(37,653)</u>	<u>(39,170)</u>
Long Term Portion				<u>\$ 178,440</u>	<u>\$ 54,035</u>

NOTE 4 – UNEARNED REVENUE

The Agency had \$207,417 and \$195,750 in unearned revenue at December 31, 2022 and 2021, respectively. The balance in this account is made up of the following items:

	<u>2022</u>	<u>2021</u>
Project Fees	<u>\$ 207,417</u>	<u>\$ 195,750</u>

NOTE 5 – OPERATING LEASES RECEIVABLE

The Agency has entered into 19 lease agreements with several companies in which the Agency purchased equipment to be used by the lessee. The lessees will pay monthly payments in various amounts over the course of the leases. Upon expiration of the lease terms, the lessees have the option to purchase the equipment for various amounts. In accordance with GASB 87, the Agency has reported an asset for leases receivable and an offsetting deferred inflows of resources-leases in the statement of net position at an amount equal to the present value of future lease payments. Details of the operating lease transactions are as follows:

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 5 – OPERATING LEASES RECEIVABLE (Continued)

<u>Lessee</u>	<u>Type</u>	<u>Maturity Date</u>	<u>Discount Rate</u>	<u>Monthly Payment</u>	<u>Leases Receivable</u>
Catskill Brewery	Equipment	2030	3%	\$ 624	\$ 51,713
Catskill Brewery	Equipment	2032	3%	821	80,158
Catskill Brewery	Vehicle	2026	1%	443	18,264
Catskill Brewery	Equipment	2031	3%	1,567	146,929
Roscoe Beer	Equipment	2028	3%	676	42,244
Roscoe Beer	Equipment	2026	1%	451	19,933
Prohibition Distillery	Equipment	2028	3%	679	42,415
SC Regional Food Hub	Equipment	2038	1%	231	40,246
SC Regional Food Hub	Equipment	2028	1%	312	21,004
SC Regional Food Hub	Equipment	2028	1%	398	26,752
SC Regional Food Hub	Vehicle	2025	1%	464	15,385
SC Regional Food Hub	Vehicle	2026	1%	480	17,301
SC Regional Food Hub	Equipment	2034	1%	122	15,168
Seminary Hill	Equipment	2027	1%	689	35,070
Seminary Hill	Equipment	2033	3%	547	56,606
Locust Grove	Equipment	2025	1%	427	13,891
SC Farms	Equipment	2025	1%	451	11,592
SC Farms	Equipment	2025	1%	387	9,951
SC Regional Food Hub	Building	2028	3%	875-1,750	<u>110,804</u>
Total Leases Receivable					775,426
Less: Current Portion					<u>(122,110)</u>
Long Term Portion					<u>\$ 653,316</u>

The Agency recognized \$78,430 in operating lease revenue and \$14,720 in operating lease interest for the year ended December 31, 2022.

NOTE 6 – CAPITAL LEASES RECEIVABLE

The Agency has entered into agreements to lease equipment to a company at varying rates over terms ranging from 108-120 months. During the year ended December 31, 2022, the original two leases were combined with additional equipment leased in 2022 to create one lease that covers all of the equipment. The remaining lease matures in 2031, at which time the company has the option of purchasing the equipment for \$1. Since the lessee can purchase the equipment at the end of the lease for a below market price, the transaction is being treated as a direct financing lease, which means the Agency is financing the in-substance purchase of the equipment by the lessee. The terms of the capital leases are as follows:

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 6 – CAPITAL LEASES RECEIVABLE (Continued)

Lessee	<u>Description</u>	<u>Maturity</u>	<u>Interest Rate</u>	<u>Monthly Payment</u>	<u>Capital Lease Receivable</u>
SVG 26, LLC	Equipment	2022	3%	1,596	\$ -
SVG 26, LLC	Equipment	2022	3%	1,128	-
SVG 26, LLC	Equipment	2031	3%	2,992	<u>271,361</u>
Total Capital Leases Receivable					271,361
Less: Current Portion					<u>(28,143)</u>
Long Term Portion					<u>\$ 243,218</u>

The Agency recognized \$8,059 in capital lease interest for the year ended December 31, 2022.

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

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 28,143	\$ 7,756
2024	28,999	6,900
2025	29,881	6,018
2026	30,790	5,109
2027	31,727	4,173
2028-2031	<u>121,821</u>	<u>6,818</u>
Total	<u>\$ 271,361</u>	<u>\$ 36,774</u>

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 7 – CAPITAL ASSETS

The Agency’s capital assets for the year ended December 31, 2022 are as follows:

	Beginning Balance <u>(Restated)</u>	<u>Additions</u>	<u>Deletions</u>	Ending Balance
Buildings And Improvements - Leased	\$ 1,603,585	\$ -	\$ -	\$ 1,603,585
Equipment - Leased	1,650,934	-	-	1,650,934
Equipment	<u>22,329</u>	<u>4,064</u>	<u>-</u>	<u>26,393</u>
Depreciable Historical Cost	<u>3,276,848</u>	<u>4,064</u>	<u>-</u>	<u>3,280,912</u>
Accumulated Depreciation:				
Building And Improvements - Leased	130,918	40,423	-	171,341
Equipment - Leased	344,276	116,252	-	460,528
Equipment	<u>16,123</u>	<u>2,639</u>	<u>-</u>	<u>18,762</u>
Total Accumulated Depreciation	<u>491,317</u>	<u>159,314</u>	<u>-</u>	<u>650,631</u>
Net Cost	<u>\$ 2,785,531</u>	<u>\$ (155,250)</u>	<u>\$ -</u>	<u>\$ 2,630,281</u>

NOTE 8 – RELATED PARTIES

Sullivan County Funding Corporation

The County of Sullivan, New York formed the Sullivan County Funding Corporation on November 24, 2010 under Section 1411 of the Not For Profit Corporation Law of the State of New York, which covers local development corporations. Similar to the County of Sullivan Industrial Development Agency, the Sullivan County Funding Corporation is a component unit of the County of Sullivan.

The Sullivan County Funding Corporation reimburses the Agency for bookkeeping and related administrative costs during the year. The Agency received \$20,000 and \$20,000 from the Sullivan County Funding Corporation for administrative costs for the years ended December 31, 2022 and 2021, respectively. As of December 31, 2022 and 2021, there were no outstanding receivables owed to the Agency related to administrative duties performed on behalf of the Sullivan County Funding Corporation.

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 8 – RELATED PARTIES (Continued)

The Sullivan County Infrastructure Local Development Corporation

The County of Sullivan, New York formed The Sullivan County Infrastructure Local Development Corporation on February 10, 2016 under Section 1411 of the Not For Profit Corporation Law of the State of New York, which covers local development corporations. Similar to the County of Sullivan Industrial Development Agency, The Sullivan County Infrastructure Local Development Corporation is a component unit of the County of Sullivan.

The Sullivan County Infrastructure Local Development Corporation reimburses the Agency for bookkeeping and related administrative costs during the year. The Agency received \$12,000 and \$12,000 from The Sullivan County Infrastructure Local Development Corporation for administrative costs for the years ended December 31, 2022 and 2021, respectively. As of December 31, 2022 and 2021, there were no outstanding receivable owed to the Agency related to administrative duties performed on behalf of The Sullivan County Infrastructure Local Development Corporation.

NOTE 9 – 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. The outstanding 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, 2022 are summarized as follows:

	<u>BALANCE</u> <u>01/01/22</u>	<u>ADDITIONS</u>	<u>DELETIONS</u>	<u>BALANCE</u> <u>12/31/22</u>	<u>AMOUNTS</u> <u>DUE WITHIN</u> <u>ONE YEAR</u>
RMAP Note Payable	<u>\$ 265,762</u>	<u>\$ -</u>	<u>\$ 23,860</u>	<u>\$ 241,902</u>	<u>\$ 23,805</u>

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2022

NOTE 9 – LONG TERM DEBT (Continued)

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

<u>YEAR</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>
2023	\$ 23,805	\$ 4,618
2024	24,285	4,138
2025	24,776	3,648
2026	25,276	3,148
2027	25,786	2,637
2028-2032	<u>117,974</u>	<u>5,282</u>
TOTAL	<u>\$ 241,902</u>	<u>\$ 23,471</u>

NOTE 10 – EVENTS OCCURRING AFTER REPORTING DATE

The Agency has evaluated events and transactions that occurred between December 31, 2022 and March 22, 2023, which is the date the financial statements were available to be issued, for possible disclosure and recognition in the financial statements.

NOTE 11 – CHANGE IN ACCOUNTING PRINCIPLE

For the year ended December 31, 2022, the County of Sullivan Industrial Development Agency implemented GASB Statement No. 87, *Leases* (GASB 87). As a result of the implementation of GASB 87, the Agency restated the following opening balances for the year ended December 31, 2022:

Leases Receivable increased	\$ 862,576
Deferred Inflows of Resources – Leases increased	\$ 862,576

The changes have no net effect on opening net position or the previous year’s change in net position.

NOTE 12 – RESTATED BALANCE

The opening balance of net position for the year ended December 31, 2022 has been increased by \$63,644 to account for the following adjustments:

Capital lease previously reported as an operating lease	\$ 38,571
Overstated Sales Tax Escrow	<u>25,073</u>
	<u>\$ 63,644</u>

**County of Sullivan Industrial Development Agency**  
**Schedule of Other Information**  
**December 31, 2022**

Project Name	2022 Total Exemptions			Payments in Lieu of Taxes (PILOTs)	Full-Time Equivalent Jobs (FTEs) Created and Retained					
	Sales Tax	Real Property Tax	Mortgage Recording Tax		# of FTEs before IDA status	Original estimate of jobs to be created	Original estimate of jobs to be retained	# of FTE Jobs During 2022	# of FTE construction jobs during 2022	Net Employment Change
234 Main Street LLC	-	-	-	-	0	10	0	0	0	0
457 Equities Monticello Corp.	-	58,769.69	-	38,555.30	4	20	4	28	0	24
Addenbrooke LLC	-	66,285.84	-	39,215.84	14	8	14	not provided	not provided	
Adelaar Developer, LLC	-	3,032,097.89	-	297,023.63	0	350	0	243	0	243
Amytra Development, LLC	22,168.84	251,319.51	-	56,734.75	0	24	0	37	29	37
Be Neet, LLC / Jeff Sanitation, Inc.	-	20,939.63	-	12,970.18	10	3	10	14	0	4
Bethel Woods Performing Arts Center LLC	-	-	-	69,676.53	0	15	0	91	6	91
BRR Brothers III & Sullivan Co. Fabrications	-	44,816.39	-	27,102.90	3	7	3	9	0	6
Catskill Hospitality Holding, LLC	15,278.56	84,926.76	-	23,761.89	0	12	0	4	0	4
Centre One Development LLC	-	49,371.16	-	37,149.14	0	15	0	0	0	0
DC Fabricating & Welding	-	18,022.00	-	11,712.87	0	3	0	7	0	7
Deb El Food Products LLC	-	51,660.11	-	60,483.58	10	10	10	115	0	105
Doetsch Family I & II Seminary Hill Ciders	5,088.92	66,451.66	-	5,408.58	0	12.5	0	18	0	18
Doetsch Family III Old Ross House	-	-	-	-	0	1	0	0	0	0
Doetsch Family III Seminary Suites	1,875.93	8,716.84	-	7,714.41	0	0	0	2	0	2
Ella Ruffo	-	15,774.39	-	5,978.03	0	3	0	0	0	0
Empire Resorts Real Estate I, LLC	113,401.06	113,415.36	-	126,730.08	0	55	0	0	70	0
Empire Resorts Real Estate II, LLC	-	484,573.88	-	39,603.15	0	63	0	not provided	not provided	
EPT Concord II, LLC / EPR Concord II	-	270,219.45	-	301,370.08	0	520	0	1	0	1
Fay Hospitality Catskills (not yet closed)	-	-	-	-	269	0	269	not provided	not provided	
Forestburgh Property, LLC	-	47,395.36	-	34,142.42	0	12	0	0	0	0
Four Goats, LLC	-	32,564.30	-	21,707.36	0	15	0	15	0	15
Frito-Lay, Inc.	-	552,812.77	-	448,068.45	50	10	50	547	0	497
Hudsut, LLC & HVFG, LLC	-	36,530.00	-	18,469.72	0	10	0	16	0	16
International Contractors Corp / Jam Two LLC	-	17,766.87	-	10,593.70	4	2	4	6	4	2
Kohl's New York DC, Inc.	-	695,067.17	-	544,981.36	0	900	0	377	0	377
Loughlin & Billig, PC	-	12,678.73	-	10,632.24	30	15	30	23	0	-7
Metallized Carbon Corporation	-	35,800.58	-	6,834.67	0	10	0	14	0	14
MHC 83 (HW PORTFOLIO) LLC	-	140,215.11	-	107,002.13	0	3	0	3	0	3
Millennium Pipeline Company LLC	-	1,464,439.00	-	1,009,650.92	0	17	0	0	0	0
Mogenavland - Town of Bethel	-	190,071.59	-	73,498.02	9	0	9	7	0	-2
Mogenavland - Town of Tusten	-	93,949.81	-	31,944.53	9	0	9	78	0	69
Monticello Industrial Park LLC	-	-	4,062.50	-	0	0	0	0	0	0
Montreign Operating Company LLC	268,772.43	6,172,026.37	3,750,000.00	1,716,136.53	0	1050	0	1141	0	1141
Mountain Kosher Grocery	-	-	-	-	3	3	13	not provided	not provided	
Nonni's	-	127,459.04	-	127,459.04	0	14	0	52	0	52
NY Bethel I LLC	-	-	-	30,800.00	0	0	0	0	0	0
NY Delaware I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Delaware II, LLC	-	-	-	13,800.00	0	0	0	0	0	0
NY Delaware III, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Delaware IV, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Delaware V, LLC	-	-	-	16,000.00	0	0	0	0	0	0
NY Delaware VI, LLC	-	-	-	20,000.00	0	0	0	0	0	0



**County of Sullivan Industrial Development Agency  
Schedule of Other Information  
December 31, 2022**

Project Name	2022 Total Exemptions			Payments in Lieu of Taxes (PILOTs)	Full-Time Equivalent Jobs (FTEs) Created and Retained					
	Sales Tax	Real Property Tax	Mortgage Recording Tax		# of FTEs before IDA status	Original estimate of jobs to be created	Original estimate of jobs to be retained	# of FTE Jobs During 2022	# of FTE construction jobs during 2022	Net Employment Change
NY Liberty I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Liberty II LLC	-	-	49,000.00	-	0	0	0	0	0	0
NY Mamakating I LLC (not yet closed)	-	-	-	-	0	0	0	not provided	not provided	
NY Thompson I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Thompson II, LLC	-	-	-	10,500.00	0	0	0	0	0	0
NY Thompson III, LLC	-	-	-	-	0	0	0	0	0	0
NY Tusten I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
Peck's Market of Jeffersonville	-	26,918.43	-	21,219.87	8	8	8	27	0	19
Pestech Exterminating Inc.	-	17,932.30	-	14,580.56	10	4	10	4	0	-6
Psychedelic Solar LLC	10,764.90	-	-	-	0	1	0	0	10	0
Regency Manor Senior Housing LLC	-	139,740.59	-	16,914.94	0	3	0	0	0	0
RGG Realty LLC/ Columbia Ice	-	42,767.62	-	24,828.85	0	5	0	5	0	5
RJ Baker Corp. / Beavercill Studio	-	17,331.68	-	9,512.90	1	3	1	3	0	2
Rock Meadow Partners, LLC	162.88	40,419.96	-	9,862.56	0	4	0	4	0	4
Rolling V Bus Corp. / Dimifini Group, Inc.	-	28,873.50	-	22,747.07	68	4	68	320	0	252
Rosemond Solar	-	-	-	16,000.00	0	0	0	0	0	0
SCCC Dormitory Corporation	-	-	-	-	0	9	0	1	0	1
SPT Ivey 61 Emerald NY MOB, LLC	-	574,495.04	-	285,459.50	0	200	0	211	0	211
Sullivan Resorts, LLC	-	38,772.36	-	200,000.00	0	25	0	5	0	5
Sunset Lake Local Development Corporation	-	-	-	-	150	0	150	121	0	-29
SVG 26 LLC	-	58,693.23	31,000.00	20,020.62	0	5	0	6	0	6
The Center for Discovery (2022)	-	-	90,500.00	-	0	0	0	0	0	0
The Center for Discovery, Inc. (HPAC)	-	-	-	25,000.00	0	0	0	5	0	5
The Lodge at Neversink	61,261.14	-	77,384.98	-	0	43	0	0	24	0
Theowins / Catskill Brewery	-	30,565.62	-	13,672.64	5	4	5	15	0	10
Tiv Leivov LLC	-	16,960.53	-	8,477.28	0	3	0	0	0	0
Veria Lifestyle Inc. (Infrastructure)	-	328,707.70	-	157,092.50	0	0	0	0	0	0
Veria Wellness Center	-	1,586,931.25	-	67,325.36	0	200	0	105	0	105
Veteran NY 55 Sturgis, LLC	-	46,240.11	-	35,836.09	0	12	0	14	0	14
West Delaware Hydro Associates, L.P.	-	266,206.71	-	163,200.00	0	2	0	1	0	1
Yasgur Road Productions, LLC	12,048.80	9,438.99	3,250.00	5,001.37	0	7	0	4	0	4

510,823.46    17,527,132.88    4,005,197.48    6,650,164.14

INDEPENDENT AUDITORS' 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*

To The Members of the County  
Of Sullivan Industrial Development Agency  
Monticello, New York 12701

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the County of Sullivan Industrial Development Agency, a component unit of the County of Sullivan, New York, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the County of Sullivan Industrial Development Agency's financial statements and have issued our report thereon dated March 22, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the County of Sullivan Industrial Development 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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the County of Sullivan Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the County of Sullivan Industrial Development 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 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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the County of Sullivan Industrial Development Agency, New York's financial statements are free of 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 result of that testing, and not to provide an opinion on the effectiveness of the entity'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.

*Cooper Arias, LLP*

Mongaup Valley, New York  
March 22, 2023

March 22, 2023

To the Board of the County of Sullivan  
Industrial Development Agency  
Monticello, New York 12701

In planning and performing our audit of the financial statements of the County of Sullivan Industrial Development Agency as of and for the year ended December 31, 2022, in accordance with auditing standards generally accepted in the United States of America, we considered the County of Sullivan Industrial Development Agency's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements in accordance with *Government Auditing Standards*, 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 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 would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. This letter does not affect our report dated March 22, 2023 on the financial statements of the County of Sullivan Industrial Development Agency.

Minor comments and recommendations have been discussed verbally with the appropriate members of management.

We would like to thank the staff who assisted us during our examination, and provided us with all the necessary records.

*Cooper Arias, LLP*

Cooper Arias, LLP

March 22, 2023

To The Board of the County of Sullivan  
Industrial Development Agency  
Monticello, NY 12701

We have audited the financial statements of the County of Sullivan Industrial Development Agency, a component unit of Sullivan County, New York, for the year ended December 31, 2022, and have issued our report thereon dated March 22, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated November 16, 2022. Professional standards also require that we communicate to you the following information related to our audit.

### Significant Audit Findings

#### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the County of Sullivan Industrial Development Agency are described in Note 1 to the financial statements. The Agency has implemented the following new standards issued by the Governmental Accounting Standards Board (GASB) for the year ended December 31, 2022:

GASB 87 – *Leases*

GASB 92 – *Omnibus 2020*

GASB 93 – *Replacement of Interbank Offered Rates*, except for the removal of LIBOR as an appropriate benchmark interest rate, which is effective for the year ending December 31, 2023.

GASB 97 – *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans-an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No.32*

We noted no transactions entered into by the Agency during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most significant estimates affecting the financial statements were capital assets, accumulated depreciation and depreciation expense.

The Agency's fixed assets are capitalized in the statement of net position and depreciated over their estimated useful lives in the statement of activities. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

Note 1 – Disclosure of the Agency's significant accounting policies.

Note 3 – Disclosure of outstanding notes receivable

Note 5 – Disclosure of outstanding operating leases receivable in accordance with GASB 87.

Note 6 – Disclosure of outstanding capital leases receivable

Note 8 - Disclosure of the Agency's transactions with related parties.

Note 9 – Disclosure of outstanding long term debt

Note 11 – Disclosure of a change in accounting principle for the year ended December 31, 2022

Note 12 – Disclosure of restated beginning balances for the year ended December 31, 2022.

The financial statement disclosures are neutral, consistent, and clear.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

*Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The adjusting journal entries attached to this correspondence summarizes the material misstatements detected as a result of our audit procedures and corrected by management.

*Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Representations*

We have requested certain representations from management that are included in the management representation letter dated March 22, 2023.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Agency's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

*Other Matters*

We applied certain limited procedures to the management's discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were not engaged to report on the Schedule of Other Information, which accompanies the financial statements but is not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

This information is intended solely for the use of the Board and management of the County of Sullivan Industrial Development Agency and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*Cooper Arias, LLP*

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Cooper Arias, LLP



**County of Sullivan Industrial Development Agency**  
**Material Audit Adjustments**  
**12/31/22**

AJE #	Account	Debit	Credit	Comment
1	1113 - Accounts Receivable	207,417.00		Reclass deferred agency fees
	2810 - Unearned Revenue		207,417.00	
2	8000 - Depreciation Expense	159,314.00		Annual Depreciation
	1210 - Accumulated Depreciation		159,314.00	
3	1500 - Capital Leases Receivable	267,968.00		Restate beginning balances for capital lease previously reported as an operating lease
	1210 - Accumulated Depreciation	199,068.00		
	Grant Funded Fixed Assets		428,465.00	
	3900 - Net Position		38,571.00	
4	4013.13d - Lease Income	34,033.30		Reclass capital lease activity reported as an operating lease
	1500 - Capital Leases Receivable		25,974.00	
	4005.1 - Interest Income - Leases		8,059.30	
5	1501 - Operating Leases Receivable	862,576.00		Restate beginning balances for implementation of GASB 87
	2960 - Deferred Inflows of Resources - Leases		862,576.00	
6	2960 - Deferred Inflows of Resources - Leases	78,429.00		Reclass lease activity in accordance with GASB 87
	1501 - Operating Leases Receivable		78,429.00	
	4013.99 - Lease Income	14,720.00		
	4005.1 - Interest Income - Leases		14,720.00	
7	4000 - Project Fees	25,073.00		Adjust beginning net position for overstated ST Escrow adjusted to incorrect account
	3900 - Net Position		25,073.00	

1,848,598.30      1,848,598.30

Investment Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date : 03/06/2023  
 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	<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>
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	<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>

**Additional Comments**

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY  
FY 2022 INVESTMENT REPORT**

All investments and deposits of the Agency for the year 2022 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 March 13, 2023.

##

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/06/2023  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Information:**

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="http://www.sullivanida.com/by-laws-policies/">http://www.sullivanida.com/by-laws-policies/</a>
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: 12/31/2022

Run Date: 03/06/2023  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Transactions Listing:**

<b>1. Vendor Name</b>	Garigliano Law Offices LLP	<b>Address Line1</b>	449 Broadway
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	PO Drawer 1069
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	MONTICELLO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12701
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$40,550.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	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

<b>2. Vendor Name</b>	Hudson Valley Pattern for Progress	<b>Address Line1</b>	PO Box 425
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	NEWBURGH
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12551
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$5,100.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	annual support contribution to regional community and economic development think tank

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/06/2023  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>3. Vendor Name</b>	Mike Preis Inc.	<b>Address Line1</b>	PO Box 682
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	JEFFERSONVILLE
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12748
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$18,661.95	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	agency insurance

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

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/06/2023  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>5. Vendor Name</b>	Partnership for Economic Development in Sullivan County Inc.	<b>Address Line1</b>	196 Bridgeville Road
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 2
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	MONTICELLO
<b>Award Date</b>	5/9/2021	<b>State</b>	NY
<b>End Date</b>	12/31/2023	<b>Postal Code</b>	12701
<b>Fair Market Value</b>	\$231,250.00	<b>Plus 4</b>	
<b>Amount</b>	\$231,250.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$75,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	promotion services

<b>6. Vendor Name</b>	RBT CPAs LLP	<b>Address Line1</b>	11 Racquet Road
<b>Type of Procurement</b>	Financial Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	NEWBURGH
<b>Award Date</b>	12/27/2019	<b>State</b>	NY
<b>End Date</b>	12/31/2022	<b>Postal Code</b>	12550
<b>Fair Market Value</b>	\$27,600.00	<b>Plus 4</b>	
<b>Amount</b>	\$27,600.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,200.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	agency auditing services

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/06/2023  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>7. Vendor Name</b>	Shepstone Management Company, Inc.	<b>Address Line1</b>	100 Fourth Street, Suite 32-22
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	HONESDALE
<b>Award Date</b>		<b>State</b>	PA
<b>End Date</b>		<b>Postal Code</b>	18431
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$14,137.50	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	project cost-benefit analyses, reimbursed by the projects to the Agency.

<b>8. Vendor Name</b>	The Vintner Vault	<b>Address Line1</b>	3230 Riverside Ave.
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	PASO ROBLES
<b>Award Date</b>		<b>State</b>	CA
<b>End Date</b>		<b>Postal Code</b>	93446
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$18,856.22	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	equipment purchased to lease



Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/06/2023  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>9. Vendor Name</b>	Walter F. Garigiano, Esq.	<b>Address Line1</b>	449 Broadway
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	MONTICELLO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12701
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,350.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	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

**Additional Comments**

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023  
 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	<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>
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	<a href="http://www.sullivanida.com/who-we-are/">http://www.sullivanida.com/who-we-are/</a>
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	<a href="http://www.sullivanida.com/">http://www.sullivanida.com/</a>
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?		<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>

## **2022 Operations & Accomplishments**

During 2022, the Agency collected Payments in Lieu of Taxes (PILOTs) from its projects and distributed 100% of payments to the local taxing jurisdictions. Over the last ten years the Agency has increased its PILOT distributions from \$4,103,454 in 2013 to \$6,650,164 in 2022.

During 2022 the Agency continued to engage the services of the Partnership for Economic Development in Sullivan County, Inc., and provide funding for the regional economic development advocacy group Hudson Valley Pattern for Progress through its membership contribution.

The Agency continues its efforts to foster Sullivan County's food and agriculture sector. In the summer of 2022 the Agency was awarded two Rural Business Development Grants from the United States Department of Agriculture- Rural Development, to assist in the development of a red meat processing facility and a poultry processing facility.

Additionally, in 2022, the Agency was involved in the following projects:

- The administration of three loans through the Agency's Rural Micro-entrepreneur Assistance Program
- The administration of four loans through the Agency's Revolving Loan Fund Program
- The administration of two loans and nineteen equipment 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 72 projects with Agency agreements, including 61 projects that made PILOT payments to the Agency and seventeen projects that held valid sales tax exemption letters.

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



## **ASSESSMENT OF THE EFFECTIVENESS OF INTERNAL CONTROL STRUCTURE AND PROCEDURES**

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

Agency management periodically reviews the system of internal control to determine its effectiveness and make any necessary improvements. Management has assessed the effectiveness of the Agency's internal control over financial reporting and has concluded that based on its assessment, the Agency's internal control over financial reporting was effective as of December 31, 2022.

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



## **Authority Mission Statement and Performance Measurements-- FY 2022**

**Name of Public Authority: County of Sullivan Industrial Development Agency**

### **Public Authority's Mission Statement:**

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

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

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

**Date Adopted: 1970.**

### **List of Performance Goals:**

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

**Performance Measurement Questions:**

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

**Discussed, reviewed, and approved by County of Sullivan Industrial Development Agency Board of Directors— March 13, 2023.**

**##**

Authorities must complete this form and submit the entire document on or before March 31 to the New York State Authorities Budget Office.

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023  
 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):		<a href="http://www.sullivanida.com/who-we-are/">http://www.sullivanida.com/who-we-are/</a>
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		<a href="http://www.sullivanida.com/2022-notices-agendas-minutes-and-resolutions/">http://www.sullivanida.com/2022-notices-agendas-minutes-and-resolutions/</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://www.sullivanida.com/by-laws-policies/">http://www.sullivanida.com/by-laws-policies/</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://www.sullivanida.com/by-laws-policies/">http://www.sullivanida.com/by-laws-policies/</a>
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	<a href="http://www.sullivanida.com/by-laws-policies/">http://www.sullivanida.com/by-laws-policies/</a>

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Board of Directors Listing**

<b>Name</b>	Brooks, Sean	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	3/18/2021	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	No
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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



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

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

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

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

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

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

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<b>Name</b>	Vallone, Philip	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	4/21/2022	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	No
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Bassi, Amanda	Administrative Technician	Administrative and Clerical				PT	No	\$19,500.00	\$6,037.50	\$0.00	\$0.00	\$0.00	\$0.00	\$6,037.50	No	
Flad, Jennifer	Executive Director	Executive		Non	None	FT	Yes	\$85,000.00	\$84,999.98	\$0.00	\$0.00	\$0.00	\$18,421.35	\$103,421.33	No	
Garaicoechea, Julio	Project Manager	Professional				FT	Yes	\$65,000.00	\$59,807.75	\$0.00	\$0.00	\$0.00	\$0.00	\$59,807.75	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	

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**Benefit Information**

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

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

**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$7,004,089.00
	Investments		\$0.00
	Receivables, net		\$214,069.00
	Other assets		\$7,814.00
	<b>Total current assets</b>		<b>\$7,225,972.00</b>
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$1,851,380.00
	Long-term receivables, net		\$1,072,666.00
	Other assets		\$0.00
	<b>Capital Assets</b>		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$3,280,911.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$650,630.00
		<b>Net Capital Assets</b>	<b>\$2,630,281.00</b>
	<b>Total noncurrent assets</b>		<b>\$5,554,327.00</b>
	<b>Total assets</b>		<b>\$12,780,299.00</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$4,130.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$935,327.00
	Deferred revenues		\$207,417.00
	Bonds and notes payable		\$23,805.00
	Other long-term obligations due within one year		\$0.00
	<b>Total current liabilities</b>		<b>\$1,170,679.00</b>
<b>Noncurrent Liabilities</b>			



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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$218,097.00
	Long term leases		\$0.00
	Other long-term obligations		\$775,426.00
	Total noncurrent liabilities		\$993,523.00
<b>Total liabilities</b>			\$2,164,202.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$2,630,281.00
	Restricted		\$962,503.00
	Unrestricted		\$7,023,313.00
	Total net assets		\$10,616,097.00

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

			Amount
<b>Operating Revenues</b>			
	Charges for services		\$1,084,371.00
	Rental and financing income		\$106,551.00
	Other operating revenues		\$2,149.00
	Total operating revenue		\$1,193,071.00
<b>Operating Expenses</b>			
	Salaries and wages		\$203,440.00
	Other employee benefits		\$31,479.00
	Professional services contracts		\$166,288.00
	Supplies and materials		\$14,142.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$0.00
	Total operating expenses		\$415,349.00
<b>Operating income (loss)</b>			\$777,722.00
<b>Nonoperating Revenues</b>			
	Investment earnings		\$3,668.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$4,736.00
	Total nonoperating revenue		\$8,404.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$4,585.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$164,564.00
	Total nonoperating expenses		\$169,149.00
	Income (loss) before contributions		\$616,977.00
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			\$616,977.00
<b>Net assets (deficit) beginning of year</b>			\$9,935,476.00
<b>Other net assets changes</b>			\$63,644.00
<b>Net assets (deficit) at end of year</b>			\$10,616,097.00

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**Current Debt**

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	No

**New Debt Issuances**

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**Schedule of Authority Debt**

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation		0.00	265,762.00	0.00	23,860.00	241,902.00
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>			0.00	265,762.00	0.00	23,860.00	241,902.00

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**Real Property Acquisition/Disposal List**

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

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**Personal Property**

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

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**Property Documents**

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="http://www.sullivanida.com/budgets-and-reports/">http://www.sullivanida.com/budgets-and-reports/</a>
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	<a href="http://www.sullivanida.com/by-laws-policies/">http://www.sullivanida.com/by-laws-policies/</a>
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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



## **ANNUAL REAL PROPERTY REPORT FOR CALENDAR YEAR 2022**

As required by the Public Authorities Accountability Act of 2005, the County of Sullivan Industrial Development Agency originally established its Disposition of Real Property Guidelines in 2006. The Agency conducted its annual review of its Disposition of Real Property Guidelines on March 13, 2023.

List of all Real Property owned by the Agency as of December 31, 2022:

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 established to benefit 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 2022 Annual Report.

Real Property and Personal Property Disposed of by the County of Sullivan Industrial Development Agency in calendar year 2022:

None.



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**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012102A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	234 Main Street LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$2,717,210.25	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$2,587,725.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$3,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	8/16/2021	<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	12/1/2021	<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2042	<b>Project Employment Information</b>		
<b>Notes</b>	Mixed-use retail and residential building in the hamlet of Hurleyville, Town of Fallsburg. First PILOT payment due 2/1/23.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	234 Main Street	<b>Original Estimate of Jobs to be Created</b>	10.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	HURLEYVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	<b>To: 40,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12747	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	234 Main Street LLC			
<b>Address Line1</b>	390 Park Avenue	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10022	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011606B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	457 Equities Monticello Corp.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$10,493.17		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$27,003.48		
<b>Original Project Code</b>	48011606A	<b>School Property Tax Exemption</b>	\$21,273.04		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$960,000.00	<b>Total Exemptions</b>	\$58,769.69		
<b>Benefited Project Amount</b>	\$735,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$58,769.69		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,250.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$6,883.94	\$6,883.94
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$17,715.38	\$17,715.38
<b>Date Project approved</b>	6/10/2019		<b>School District PILOT</b>	\$13,955.98	\$13,955.98
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$38,555.30	\$38,555.30
<b>Date IDA Took Title to Property</b>	6/10/2019		<b>Net Exemptions</b>	\$20,214.39	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	4.00		
<b>Address Line1</b>	457 Broadway	<b>Original Estimate of Jobs to be Created</b>	20.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	4.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	25,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	28.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	24.00		
<b>Applicant Name</b>	457 Equities Monticello Corp.- Donna Gorelick				
<b>Address Line1</b>	1150 Portion Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	HOLTSVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	11742	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010101A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Addenbrooke LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$9,339.04		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$26,419.08		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$30,527.72		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$500,000.00	<b>Total Exemptions</b>	\$66,285.84		
<b>Benefited Project Amount</b>	\$375,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$66,285.84		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,750.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$5,525.14	\$5,525.14
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$15,629.98	\$15,629.98
<b>Date Project approved</b>	8/27/2001		<b>School District PILOT</b>	\$18,060.72	\$18,060.72
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$39,215.84	\$39,215.84
<b>Date IDA Took Title to Property</b>	8/29/2001		<b>Net Exemptions</b>	\$27,070.00	
<b>Year Financial Assistance is Planned to End</b>	2022	<b>Project Employment Information</b>			
<b>Notes</b>	Renovation of an existing office building for use as a medical facility. Project was terminated in early 2022; employment information for 2022 was not received.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	14.00		
<b>Address Line1</b>	111 Sullivan Avenue	<b>Original Estimate of Jobs to be Created</b>	8.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	FERNDALE	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	14.00		
<b>Zip - Plus4</b>	12734	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	25,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-14.00		
<b>Applicant Name</b>	Addenbrooke LLC	<b>Project Status</b>			
<b>Address Line1</b>	111 Sullivan Avenue				
<b>Address Line2</b>					
<b>City</b>	FERNDALE	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	12734	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011702A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Adelaar Developer, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$880,861.55		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$365,445.45		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$1,785,790.89		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$168,679,011.00	<b>Total Exemptions</b>	\$3,032,097.89		
<b>Benefited Project Amount</b>	\$168,679,011.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$1,691,635.20		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$50,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$86,289.00	\$86,289.00
<b>Not For Profit</b>			<b>Local PILOT</b>	\$35,798.95	\$35,798.95
<b>Date Project approved</b>	3/13/2017		<b>School District PILOT</b>	\$174,935.68	\$174,935.68
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$297,023.63	\$297,023.63
<b>Date IDA Took Title to Property</b>	8/1/2017		<b>Net Exemptions</b>	\$2,735,074.26	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Joyland Road/ Thompsonville Road	<b>Original Estimate of Jobs to be Created</b>	350.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	<b>To: 50,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	50,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	243.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	243.00		
<b>Applicant Name</b>	EPR Properties	<b>Project Status</b>			
<b>Address Line1</b>	909 Walnut, Suite 200				
<b>Address Line2</b>					
<b>City</b>	KANSAS CITY	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	MO	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	64106	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011803C				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$11,084.42		
<b>Project Name</b>	Amytra Development, LLC	<b>Local Sales Tax Exemption</b>	\$11,084.42		
		<b>County Real Property Tax Exemption</b>	\$75,627.68		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$42,033.79		
<b>Original Project Code</b>	48011803B	<b>School Property Tax Exemption</b>	\$133,658.04		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$30,000,000.00	<b>Total Exemptions</b>	\$273,488.35		
<b>Benefited Project Amount</b>	\$294,250,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$119,415.97		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$8,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$17,072.76	\$17,072.76
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$9,489.02	\$9,489.02
<b>Date Project approved</b>	2/3/2020		<b>School District PILOT</b>	\$30,172.97	\$30,172.97
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$56,734.75	\$56,734.75
<b>Date IDA Took Title to Property</b>	11/18/2019		<b>Net Exemptions</b>	\$216,753.60	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>	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 and later information is reported under this new number, 48011803C.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	1040 Route 55	<b>Original Estimate of Jobs to be Created</b>	24.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	ELDRED	<b>Annualized Salary Range of Jobs to be Created</b>	26,000.00	<b>To: 150,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12732	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	37.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	29.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	37.00		
<b>Applicant Name</b>	Amytra Development, LLC				
<b>Address Line1</b>	125 Paterson Plank Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	CARLSTADT	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NJ	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	07072	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011601A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	BRR Brothers III, LLC. / Sullivan County Fabrications, Inc.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$8,791.52	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$10,438.31	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$25,586.56	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$3,900,000.00	<b>Total Exemptions</b>		\$44,816.39	
<b>Benefited Project Amount</b>	\$3,600,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$44,816.39	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$3,000.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>					
<b>Not For Profit</b>	No	<b>County PILOT</b>		\$5,316.71	\$5,316.71
<b>Date Project approved</b>	4/18/2016	<b>Local PILOT</b>		\$6,312.61	\$6,312.61
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>		\$15,473.58	\$15,473.58
<b>Date IDA Took Title to Property</b>	4/22/2016	<b>Total PILOT</b>		\$27,102.90	\$27,102.90
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Net Exemptions</b>		\$17,713.49	
		<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		3.00	
<b>Address Line1</b>	PO Box 368	<b>Original Estimate of Jobs to be Created</b>		7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		40,000.00	
<b>City</b>	MOUNTAIN DALE	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 40,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		3.00	
<b>Zip - Plus4</b>	12763	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		40,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		9.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		6.00	
<b>Applicant Name</b>	Sullivan County Fabrication, Inc.	<b>Project Status</b>			
<b>Address Line1</b>	PO Box 368				
<b>Address Line2</b>					
<b>City</b>	MOUNTAIN DALE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12763	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011701A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Be Neet, LLC. / Jeff Sanitation, Inc.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$6,250.75		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$4,337.07		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$10,351.81		
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$880,600.00	<b>Total Exemptions</b>	\$20,939.63		
<b>Benefited Project Amount</b>	\$97,788.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$17,139.27		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,250.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$3,871.77	\$3,871.77
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$2,686.41	\$2,686.41
<b>Date Project approved</b>	1/9/2017		<b>School District PILOT</b>	\$6,412.00	\$6,412.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$12,970.18	\$12,970.18
<b>Date IDA Took Title to Property</b>	2/1/2017		<b>Net Exemptions</b>	\$7,969.45	
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>			
<b>Notes</b>	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 in the amount of \$738.93 in 2018. The 2018 overpayment was applied toward the 2021 PILOT amount due to the County.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	10.00		
<b>Address Line1</b>	5239 State Route 52	<b>Original Estimate of Jobs to be Created</b>	3.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	27,000.00		
<b>City</b>	JEFFERSONVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 35,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	10.00		
<b>Zip - Plus4</b>	12748	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	30,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	14.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	4.00		
<b>Applicant Name</b>	Be Neet, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	PO Box 57				
<b>Address Line2</b>					
<b>City</b>	JEFFERSONVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12748	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010602A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Bethel Woods Performing Arts Center LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$76,000,000.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$0.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$14,346.82	\$14,346.82
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$13,025.22	\$13,025.22
<b>Date Project approved</b>	10/13/2005	<b>School District PILOT</b>	\$42,304.49	\$42,304.49
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$69,676.53	\$69,676.53
<b>Date IDA Took Title to Property</b>	2/21/2006	<b>Net Exemptions</b>	-\$69,676.53	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	One Cablevision Center	<b>Original Estimate of Jobs to be Created</b>	15.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	51,500.00	
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	51,500.00	To: 51,500.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	91.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	6.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	91.00	
<b>Applicant Name</b>	Bethel Woods Performing Arts Center LLC			
<b>Address Line1</b>	One Cablevision Center	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	LIBERTY	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12754	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010601A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Carved in Stone, Inc. / Stecho LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$2,222.46	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,287.10	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$7,264.84	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$200,000.00	<b>Total Exemptions</b>	\$15,774.40	
<b>Benefited Project Amount</b>	\$150,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$15,774.40	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$842.25	\$842.25
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,382.62	\$2,382.62
<b>Date Project approved</b>	10/23/2005	<b>School District PILOT</b>	\$2,753.16	\$2,753.16
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$5,978.03	\$5,978.03
<b>Date IDA Took Title to Property</b>	2/8/2006	<b>Net Exemptions</b>	\$9,796.37	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>		
<b>Notes</b>	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. At the request of the Company, the project was terminated during 2022.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	35 Lake Street	<b>Original Estimate of Jobs to be Created</b>	3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	33,000.00	
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	33,000.00	To: 33,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Carved in Stone, Inc. / Stecho LLC			
<b>Address Line1</b>	P.O. Box 638	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	GLEN WILD	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	12738	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011805C			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$7,639.28	
<b>Project Name</b>	Catskill Hospitality Holding, LLC	<b>Local Sales Tax Exemption</b>	\$7,639.28	
		<b>County Real Property Tax Exemption</b>	\$24,672.26	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$10,235.85	
<b>Original Project Code</b>	48011805B	<b>School Property Tax Exemption</b>	\$50,018.65	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$9,592,000.00	<b>Total Exemptions</b>	\$100,205.32	
<b>Benefited Project Amount</b>	\$8,692,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$43,838.49	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$7,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$6,903.12	\$6,903.12
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,863.92	\$2,863.92
<b>Date Project approved</b>	2/8/2021	<b>School District PILOT</b>	\$13,994.85	\$13,994.85
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$23,761.89	\$23,761.89
<b>Date IDA Took Title to Property</b>	8/1/2018	<b>Net Exemptions</b>	\$76,443.43	
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	29 Golden Ridge Road	<b>Original Estimate of Jobs to be Created</b>	12.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	4.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	4.00	
<b>Applicant Name</b>	Catskill Hospitality Holding LLC			
<b>Address Line1</b>	16 Raceway Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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<b>Country</b>	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010705A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Centre One Development LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$8,516.24		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$16,069.51		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$24,785.41		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,175,000.00	<b>Total Exemptions</b>	\$49,371.16		
<b>Benefited Project Amount</b>	\$881,250.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$42,772.60		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,250.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$6,408.02	\$6,408.02
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$12,091.44	\$12,091.44
<b>Date Project approved</b>	2/23/2007		<b>School District PILOT</b>	\$18,649.68	\$18,649.68
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$37,149.14	\$37,149.14
<b>Date IDA Took Title to Property</b>	10/22/2007		<b>Net Exemptions</b>	\$12,222.02	
<b>Year Financial Assistance is Planned to End</b>	2018	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	13 Green Avenue	<b>Original Estimate of Jobs to be Created</b>	15.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	22,000.00		
<b>City</b>	WOODRIDGE	<b>Annualized Salary Range of Jobs to be Created</b>	22,000.00	<b>To: 22,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12789	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Centre One Development LLC				
<b>Address Line1</b>	5513 12th Avenue	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BROOKLYN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	11219	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010002A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	DC Fabricating & Welding	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$3,406.42	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$3,480.58	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$11,135.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$300,000.00	<b>Total Exemptions</b>		\$18,022.00	
<b>Benefited Project Amount</b>	\$225,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$18,022.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$5,000.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$2,213.90
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$2,262.10
<b>Date Project approved</b>	10/10/2000			<b>School District PILOT</b>	\$7,236.87
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$11,712.87
<b>Date IDA Took Title to Property</b>	11/20/2000			<b>Net Exemptions</b>	\$6,309.13
<b>Year Financial Assistance is Planned to End</b>	2022	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of a 8,000 sq ft new building for a welding company that relocated from Connecticut.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	17 Radcliffe Road	<b>Original Estimate of Jobs to be Created</b>	3.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	27,000.00		
<b>City</b>	FERNDALE	<b>Annualized Salary Range of Jobs to be Created</b>	27,000.00	<b>To:</b>	27,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12734	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	7.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	7.00		
<b>Applicant Name</b>	DC Fabricating & Welding	<b>Project Status</b>			
<b>Address Line1</b>	17 Radcliffe Road				
<b>Address Line2</b>					
<b>City</b>	FERNDALE	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	12734	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011502A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Deb EI Food Products LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$15,007.89		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,226.37		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$30,425.85		
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$3,000,000.00	<b>Total Exemptions</b>	\$51,660.11		
<b>Benefited Project Amount</b>	\$3,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$51,660.11		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$5,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$17,571.22	\$17,571.22
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$7,289.82	\$7,289.82
<b>Date Project approved</b>	4/13/2015		<b>School District PILOT</b>	\$35,622.54	\$35,622.54
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$60,483.58	\$60,483.58
<b>Date IDA Took Title to Property</b>	10/10/2015		<b>Net Exemptions</b>	-\$8,823.47	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of building additions to existing egg producing facility. PILOT to begin 2017.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	10.00		
<b>Address Line1</b>	63 Kutger Road	<b>Original Estimate of Jobs to be Created</b>	10.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	THOMPSONVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 30,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	10.00		
<b>Zip - Plus4</b>	12784	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	30,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	115.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	105.00		
<b>Applicant Name</b>	Deb EI Food Products LLC	<b>Project Status</b>			
<b>Address Line1</b>	63 Kutger Road				
<b>Address Line2</b>					
<b>City</b>	THOMPSONVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12784	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011802B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$2,544.46		
<b>Project Name</b>	Doetsch Family II, LLC.	<b>Local Sales Tax Exemption</b>	\$2,544.46		
		<b>County Real Property Tax Exemption</b>	\$19,836.68		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$13,763.63		
<b>Original Project Code</b>	48011802A	<b>School Property Tax Exemption</b>	\$32,851.35		
<b>Project Purpose Category</b>	Agriculture, Forestry and Fishing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$3,900,000.00	<b>Total Exemptions</b>	\$71,540.58		
<b>Benefited Project Amount</b>	\$3,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$39,298.54		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$3,550.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,614.53	\$1,614.53
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$1,120.24	\$1,120.24
<b>Date Project approved</b>	10/15/2018		<b>School District PILOT</b>	\$2,673.81	\$2,673.81
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$5,408.58	\$5,408.58
<b>Date IDA Took Title to Property</b>	6/1/2018		<b>Net Exemptions</b>	\$66,132.00	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of a cidery and tasting room.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	43 Wagner Lane	<b>Original Estimate of Jobs to be Created</b>	12.50		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,200.00		
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	40,200.00	<b>To: 50,200.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	18.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	18.00		
<b>Applicant Name</b>	Doetsch Family II, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	1216 Hinman Avenue				
<b>Address Line2</b>					
<b>City</b>	EVANSTON	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	60202	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012208A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Doetsch Family III Old Ross House	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$540,000.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$530,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$750.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	9/12/2022	<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	9/14/2022	<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>		
<b>Notes</b>	Renovation of an existing residential building for use as a four unit lodging facility and small spa. PILOT payments to begin in 2024.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	9291 State Route 97	<b>Original Estimate of Jobs to be Created</b>	1.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	<b>To: 50,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Doetsch Family III LLC			
<b>Address Line1</b>	1216 Hinman Ave	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	EVANSTON	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	60202	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011906B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$937.97	
<b>Project Name</b>	Doetsch Family III, LLC	<b>Local Sales Tax Exemption</b>	\$937.96	
		<b>County Real Property Tax Exemption</b>	\$2,602.09	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$1,805.45	
<b>Original Project Code</b>	48011906A	<b>School Property Tax Exemption</b>	\$4,309.30	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$975,000.00	<b>Total Exemptions</b>	\$10,592.77	
<b>Benefited Project Amount</b>	\$725,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$8,716.84	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$2,302.85
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$1,597.83
<b>Date Project approved</b>	5/11/2020		<b>School District PILOT</b>	\$3,813.73
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$7,714.41
<b>Date IDA Took Title to Property</b>	5/1/2020		<b>Net Exemptions</b>	\$2,878.36
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>		
<b>Notes</b>	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 is reported under 48011906B. First PILOT payment is due in 2022.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	8 Hospital Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00	
<b>Applicant Name</b>	Doetsch Family III, LLC			
<b>Address Line1</b>	1216 Hinman Ave.	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	EVANSTON	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	60202	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011301A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	EPT Concord II, LLC / EPR Concord II	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$78,502.06	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$32,568.36	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$159,149.03	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$65,000,000.00	<b>Total Exemptions</b>	\$270,219.45	
<b>Benefited Project Amount</b>	\$65,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$270,219.45	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$25,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$87,551.70	\$87,551.70
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$36,322.81	\$36,322.81
<b>Date Project approved</b>	3/19/2013	<b>School District PILOT</b>	\$177,495.57	\$177,495.57
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$301,370.08	\$301,370.08
<b>Date IDA Took Title to Property</b>	10/23/2013	<b>Net Exemptions</b>	-\$31,150.63	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>	Project is composed of the construction and equipping of a master planned destination resort community. The PILOT starts in 2015.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Concord Road	<b>Original Estimate of Jobs to be Created</b>	520.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	1.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.00	
<b>Applicant Name</b>	EPT Concord II, LLC	<b>Project Status</b>		
<b>Address Line1</b>	909 Walnut Street - 200			
<b>Address Line2</b>				
<b>City</b>	KANSAS CITY	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	MO	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	64106	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011603B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$56,700.53	
<b>Project Name</b>	Empire Resorts Real Estate I, LLC	<b>Local Sales Tax Exemption</b>	\$56,700.53	
		<b>County Real Property Tax Exemption</b>	\$32,948.55	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$13,669.46	
<b>Original Project Code</b>	48011603A	<b>School Property Tax Exemption</b>	\$66,797.35	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$33,700,000.00	<b>Total Exemptions</b>	\$226,816.42	
<b>Benefited Project Amount</b>	\$31,838,750.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$91,904.24	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$25,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$36,816.64
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$15,274.22
<b>Date Project approved</b>	3/30/2022		<b>School District PILOT</b>	\$74,639.22
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$126,730.08
<b>Date IDA Took Title to Property</b>	12/22/2016		<b>Net Exemptions</b>	\$100,086.34
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>		
<b>Notes</b>	Golf course. Approved 6/20/16, #48011603A. \$500,000,000 mortgage approved 1/9/17 to facilitate this project and the Montreign Operating Company, LLC project. \$35,000,000 mortgage approved 5/18/17 to facilitate this project and the Montreign project. \$330,000,000 mortgage approved 8/26/20 relating to this project, the Empire Resorts Real Estate II, LLC project, and the Montreign project. \$505,000,000 mortgage approved 3/10/21 relating to this project, the Empire Resorts Real Estate II, LLC project, and the Montreign project. \$375,000,000 mortgage refinance approved in 2022 relating to this project, the Empire Resorts Real Estate II, LLC project, and the Montreign project. On 3/30/22 the IDA authorized an amendment to project description, increase in budget, increase in sales tax exemption, extension of project completion date, and amendment to PILOT schedule. All 2022 info reported under new OSC#48011603B. 2022 is last reporting year for 48011603A.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Thompsonville Road/ Resorts World Drive	<b>Original Estimate of Jobs to be Created</b>	55.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 25,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	70.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Empire Resorts Real Estate I, LLC			
<b>Address Line1</b>	888 Resorts World Drive	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>		

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<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	
<b>Country</b>	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011603A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Empire Resorts Real Estate I, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$15,870,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$15,870,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$10,654.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>			<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	6/20/2016		<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	12/22/2016		<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2034		<b>Project Employment Information</b>		
<b>Notes</b>	Construction of golf course and related structures. Original project approved 6/20/16, OSC# 48011603A. \$500,000 mortgage approved 1/9/17 to facilitate this project and the Montreign Operating Company, LLC project. \$35,000,000 mortgage approved 5/18/17 to facilitate this project and the Montreign project. \$330,000,000 mortgage approved 8/26/20 relating to this project, the Empire Resorts Real Estate II, LLC project, and the Montreign project. \$505,000,000 mortgage approved 3/10/21 relating to this project, the Empire Resorts Real Estate II, LLC project, and the Montreign project. On 3/30/22 the IDA authorized an amendment to project description, increase in project budget, increase in authorized sales tax exemption, extension of project completion date, and amendment to PILOT schedule. All 2022 info reported under a new OSC#48011603B. 2022 is last reporting year for 48011603A.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Thompsonville Rd/ Chalet Rd	<b>Original Estimate of Jobs to be Created</b>	55.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Empire Resorts Real Estate I, LLC.- Joseph D'Amato				
<b>Address Line1</b>	204 Route 17 B	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		

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<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>	Yes
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes
<b>Country</b>	USA		



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011707B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Empire Resorts Real Estate II, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$140,774.64	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$58,403.56	
<b>Original Project Code</b>	48011707A	<b>School Property Tax Exemption</b>	\$285,395.68	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$52,200,000.00	<b>Total Exemptions</b>	\$484,573.88	
<b>Benefited Project Amount</b>	\$52,175,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$297,494.47	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$50,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$11,505.20	\$11,505.20
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,773.19	\$4,773.19
<b>Date Project approved</b>	3/30/2022	<b>School District PILOT</b>	\$23,324.76	\$23,324.76
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$39,603.15	\$39,603.15
<b>Date IDA Took Title to Property</b>	10/23/2013	<b>Net Exemptions</b>	\$444,970.73	
<b>Year Financial Assistance is Planned to End</b>	2034	<b>Project Employment Information</b>		
<b>Notes</b>	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 (Montreign project). Approved 8/23/17, OSC# 48011707A. On 8/26/20 the IDA approved mortgage financing 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. \$505,000,000 mortgage approved 3/10/21 relating to this project, the Empire Resorts Real Estate I, LLC project, and the Montreign project. \$375,000,000 mortgage refinance approved in 2022 relating to this project, Empire Resorts Real Estate I, LLC, and Montreign. On 3/30/22 the IDA approved amendment of project description, increase in project budget, increase in sales tax exemption, extension of completion date, and amendment of PILOT term. 2022 info reported under new OSC#48011707B. 2022 is last reporting year for 48011707A.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	888 Resorts World Drive	<b>Original Estimate of Jobs to be Created</b>	63.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 40,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	awaiting updated FTE info from project
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Empire Resorts Real Estate II, LLC			
<b>Address Line1</b>	888 Resorts World Drive	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>		

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<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	
<b>Country</b>	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011707A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Empire Resorts Real Estate II, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$38,900,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$38,900,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	8/23/2017			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	10/23/2013			<b>Net Exemptions</b>	\$0.00
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>			
<b>Notes</b>	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. On 3/30/22 the IDA approved amendment of project description, increase in project budget, increase in sales tax exemption, extension of completion date, and amendment of PILOT term. 2022 info reported under new OSC#48011707B. 2022 is last reporting year for 48011707A.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	One Resorts World Drive	<b>Original Estimate of Jobs to be Created</b>		63.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		40,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>		40,000.00	<b>To: 40,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		40,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	Empire Resorts Real Estate II, LLC.				
<b>Address Line1</b>	c/o Empire Resorts, Inc.	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>		Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		Yes	
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>		Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		Yes	

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011808A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Forestburgh Property, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$12,575.23		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$8,917.21		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$25,902.92		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$4,500,000.00	<b>Total Exemptions</b>	\$47,395.36		
<b>Benefited Project Amount</b>	\$3,300,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$47,395.36		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$3,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$9,058.88	\$9,058.88
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$6,423.73	\$6,423.73
<b>Date Project approved</b>	12/17/2018		<b>School District PILOT</b>	\$18,659.81	\$18,659.81
<b>Did IDA took Title to Property</b>	No		<b>Total PILOT</b>	\$34,142.42	\$34,142.42
<b>Date IDA Took Title to Property</b>			<b>Net Exemptions</b>	\$13,252.94	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>			
<b>Notes</b>	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. In 2022 the IDA and the project executed an amendment to the project documents, to make PILOT payments equal to taxes prior to completion of the project, eliminate the full-time employment goal until after project completion, and authorize the IDA to terminate the project if construction has not commenced by February 15, 2025.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	80 Tannery Road	<b>Original Estimate of Jobs to be Created</b>	12.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00		
<b>City</b>	FORESTBURGH	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 40,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12777	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Forestburgh Property, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	182 DeGraw Street, Unit 3				
<b>Address Line2</b>					
<b>City</b>	BROOKLYN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	11231	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011506A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Four Goats, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$8,281.19		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$5,073.88		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$19,209.23		
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,500,000.00	<b>Total Exemptions</b>	\$32,564.30		
<b>Benefited Project Amount</b>	\$24,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$32,564.30		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,250.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$5,520.24	\$5,520.24
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$3,382.25	\$3,382.25
<b>Date Project approved</b>	10/19/2015		<b>School District PILOT</b>	\$12,804.87	\$12,804.87
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$21,707.36	\$21,707.36
<b>Date IDA Took Title to Property</b>	12/15/2015		<b>Net Exemptions</b>	\$10,856.94	
<b>Year Financial Assistance is Planned to End</b>	2023	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	4 Shumway Road	<b>Original Estimate of Jobs to be Created</b>	15.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	24,000.00		
<b>City</b>	NEVERSINK	<b>Annualized Salary Range of Jobs to be Created</b>	24,000.00	<b>To: 24,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12765	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	15.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	15.00		
<b>Applicant Name</b>	Four Goats, LLC.				
<b>Address Line1</b>	539 Broadway	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	4801605A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Hudsut, LLC.- Hudson Valley Foie Gras, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$7,216.59	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$5,443.66	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$23,869.75	
<b>Project Purpose Category</b>	Agriculture, Forestry and Fishing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$2,304,750.00	<b>Total Exemptions</b>	\$36,530.00	
<b>Benefited Project Amount</b>	\$1,804,750.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$32,544.91	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$4,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,648.74	\$3,648.74
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,752.34	\$2,752.34
<b>Date Project approved</b>	11/28/2016	<b>School District PILOT</b>	\$12,068.64	\$12,068.64
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$18,469.72	\$18,469.72
<b>Date IDA Took Title to Property</b>	11/28/2016	<b>Net Exemptions</b>	\$18,060.28	
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Airport Road	<b>Original Estimate of Jobs to be Created</b>	10.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	37,500.00	
<b>City</b>	WHITE LAKE	<b>Annualized Salary Range of Jobs to be Created</b>	37,500.00	<b>To: 37,500.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12786	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	16.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	16.00	
<b>Applicant Name</b>	Hudsut, LLC.- Marcus Henley	<b>Project Status</b>		
<b>Address Line1</b>	80 Brooks Road			
<b>Address Line2</b>				
<b>City</b>	FERNDAL	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12734	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010303A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Ideal Snacks Inc.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$77,480.12		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$220,923.32		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$254,409.33		
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,200,000.00	<b>Total Exemptions</b>	\$552,812.77		
<b>Benefited Project Amount</b>	\$900,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$552,812.77		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$62,799.55	\$62,799.55
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$179,063.83	\$179,063.83
<b>Date Project approved</b>	11/12/2002		<b>School District PILOT</b>	\$206,205.07	\$206,205.07
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$448,068.45	\$448,068.45
<b>Date IDA Took Title to Property</b>	8/8/2003		<b>Net Exemptions</b>	\$104,744.32	
<b>Year Financial Assistance is Planned to End</b>	2023	<b>Project Employment Information</b>			
<b>Notes</b>	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 receives those benefits, hence most parcels pay full property taxes. In 2020 the IDA consented to Frito-Lay, Inc. becoming successor to Ideal Snacks Corp. with respect to the project documents.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	50.00		
<b>Address Line1</b>	89 Mill Street	<b>Original Estimate of Jobs to be Created</b>	10.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	50.00		
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	25,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	547.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	497.00		
<b>Applicant Name</b>	Ideal Snacks Inc.	<b>Project Status</b>			
<b>Address Line1</b>	89 Mill Street				
<b>Address Line2</b>					
<b>City</b>	LIBERTY	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12754	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011403A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	International Contractors Corp / Jam Two LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$3,509.89	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$2,647.60	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$11,609.38	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$510,000.00	<b>Total Exemptions</b>		\$17,766.87	
<b>Benefited Project Amount</b>	\$510,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$17,766.87	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,000.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$2,092.81
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$1,578.66
<b>Date Project approved</b>	9/30/2014			<b>School District PILOT</b>	\$6,922.23
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$10,593.70
<b>Date IDA Took Title to Property</b>	10/1/2014			<b>Net Exemptions</b>	\$7,173.17
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		4.00	
<b>Address Line1</b>	46 Industrial Park Road	<b>Original Estimate of Jobs to be Created</b>		2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		35,000.00	
<b>City</b>	WHITE LAKE	<b>Annualized Salary Range of Jobs to be Created</b>		30,000.00	To: 40,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		4.00	
<b>Zip - Plus4</b>	12786	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		35,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		6.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		4.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		2.00	
<b>Applicant Name</b>	International Contractors Corp. / Jam Two LLC				
<b>Address Line1</b>	46 Industrial Park Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WHITE LAKE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12786	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010205A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Kohl's New York DC, Inc.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$160,928.77	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$91,672.74	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$442,465.66	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$45,000,000.00	<b>Total Exemptions</b>	\$695,067.17	
<b>Benefited Project Amount</b>	\$1,500,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$695,067.17	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$15,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$126,179.43
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$71,877.86
<b>Date Project approved</b>	12/12/2000		<b>School District PILOT</b>	\$346,924.07
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$544,981.36
<b>Date IDA Took Title to Property</b>	2/1/2002		<b>Net Exemptions</b>	\$150,085.81
<b>Year Financial Assistance is Planned to End</b>	2022	<b>Project Employment Information</b>		
<b>Notes</b>	Construction and equipping of a 500,000 sq ft regional distribution center for Kohl's Department Stores.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Route 209	<b>Original Estimate of Jobs to be Created</b>	900.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	23,000.00	
<b>City</b>	WURTSBORO	<b>Annualized Salary Range of Jobs to be Created</b>	23,000.00	<b>To: 23,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12790	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	377.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	377.00	
<b>Applicant Name</b>	Kohl's New York DC, Inc.	<b>Project Status</b>		
<b>Address Line1</b>	N56 W17000 Ridgewood Drive			
<b>Address Line2</b>				
<b>City</b>	MENOMONEE FALLS	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	WI	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	53051	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011203A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Loughlin & Billig, PC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$2,263.75		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$5,825.62		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$4,589.36		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$329,000.00	<b>Total Exemptions</b>	\$12,678.73		
<b>Benefited Project Amount</b>	\$300,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$12,678.73		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$4,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,898.36	\$1,898.36
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$4,885.30	\$4,885.30
<b>Date Project approved</b>	7/18/2012		<b>School District PILOT</b>	\$3,848.58	\$3,848.58
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$10,632.24	\$10,632.24
<b>Date IDA Took Title to Property</b>	7/24/2012		<b>Net Exemptions</b>	\$2,046.49	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	30.00		
<b>Address Line1</b>	461 Broadway	<b>Original Estimate of Jobs to be Created</b>	15.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	35,000.00	<b>To: 35,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	30.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	35,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	23.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-7.00		
<b>Applicant Name</b>	Loughlin & Billig, PC				
<b>Address Line1</b>	461 Broadway	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012006A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	MHC 83 (HW PORTFOLIO) LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$26,502.69	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$27,079.70	
<b>Original Project Code</b>	48010306A	<b>School Property Tax Exemption</b>	\$86,632.72	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$6,900,000.00	<b>Total Exemptions</b>	\$140,215.11	
<b>Benefited Project Amount</b>	\$6,675,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$134,239.85	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$20,224.95	\$20,224.95
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$20,665.29	\$20,665.29
<b>Date Project approved</b>	7/31/2020	<b>School District PILOT</b>	\$66,111.89	\$66,111.89
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$107,002.13	\$107,002.13
<b>Date IDA Took Title to Property</b>	8/26/2020	<b>Net Exemptions</b>	\$33,212.98	
<b>Year Financial Assistance is Planned to End</b>	2024	<b>Project Employment Information</b>		
<b>Notes</b>	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 was closed out as of 12/31/20 and beginning in 2021 all project information is reported under 48012006A.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	1695 State Route 52	<b>Original Estimate of Jobs to be Created</b>	3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00	
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	To: 25,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	3.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	3.00	
<b>Applicant Name</b>	MHC 83 (HW Portfolio) LLC			
<b>Address Line1</b>	41 Flatbush Ave.	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	BROOKLYN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	11217	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010403A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Mamma Says Inc / Kinnelon Properties LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$26,911.94		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$11,397.20		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$89,149.90		
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$5,500,000.00	<b>Total Exemptions</b>	\$127,459.04		
<b>Benefited Project Amount</b>	\$2,550,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$127,459.04		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$4,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$26,911.94	\$26,911.94
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$11,397.20	\$11,397.20
<b>Date Project approved</b>	10/12/2004		<b>School District PILOT</b>	\$89,149.90	\$89,149.90
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$127,459.04	\$127,459.04
<b>Date IDA Took Title to Property</b>	10/24/2004		<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2015	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	1243 Old Route 17	<b>Original Estimate of Jobs to be Created</b>	14.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	FERNDALÉ	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12734	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	52.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	52.00		
<b>Applicant Name</b>	Nonni's Food Company Inc / Mamma Says				
<b>Address Line1</b>	One Westbrook Corporation Center	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WESTCHESTER	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	60154	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011602A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Metallized Carbon Corporation	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$8,454.27	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$10,037.89	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$17,308.42	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,940,212.00	<b>Total Exemptions</b>	\$35,800.58	
<b>Benefited Project Amount</b>	\$3,727,712.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$26,043.61	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$3,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,614.00
<b>Not For Profit</b>			<b>Local PILOT</b>	\$1,916.33
<b>Date Project approved</b>	6/20/2016		<b>School District PILOT</b>	\$3,304.34
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$6,834.67
<b>Date IDA Took Title to Property</b>	7/1/2016		<b>Net Exemptions</b>	\$28,965.91
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Metallized Carbon Corporation	<b>Original Estimate of Jobs to be Created</b>	10.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	FALLSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 40,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12733	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	14.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	14.00	
<b>Applicant Name</b>	Metallized Carbon Corp.- Michael Moles			
<b>Address Line1</b>	19 South Water Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	OSSINING	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10562	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010702A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Millennium Pipeline Company LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$216,761.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$325,140.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$922,538.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$60,000,000.00	<b>Total Exemptions</b>	\$1,464,439.00	
<b>Benefited Project Amount</b>	\$45,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$1,464,439.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$288,715.08	\$288,715.08
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$186,701.35	\$186,701.35
<b>Date Project approved</b>	12/19/2006	<b>School District PILOT</b>	\$534,234.49	\$534,234.49
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$1,009,650.92	\$1,009,650.92
<b>Date IDA Took Title to Property</b>	6/19/2007	<b>Net Exemptions</b>	\$454,788.08	
<b>Year Financial Assistance is Planned to End</b>	2024	<b>Project Employment Information</b>		
<b>Notes</b>	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.)			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	One Blue Hill Plaza	<b>Original Estimate of Jobs to be Created</b>	17.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	PEARL RIVER	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 40,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	10965	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Millennium Pipeline Company LLC	<b>Project Status</b>		
<b>Address Line1</b>	One Blue Hill Plaza, 7th Floor			
<b>Address Line2</b>		<b>Current Year Is Last Year for Reporting</b>		
<b>City</b>	PEARL RIVER	<b>There is no Debt Outstanding for this Project</b>		
<b>State</b>	NY	<b>IDA Does Not Hold Title to the Property</b>		
<b>Zip - Plus4</b>	10965	<b>The Project Receives No Tax Exemptions</b>		
<b>Province/Region</b>				
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011002A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Mogenavland - Town of Bethel	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$50,050.33	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$37,754.26	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$102,267.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,500,000.00	<b>Total Exemptions</b>	\$190,071.59	
<b>Benefited Project Amount</b>	\$750,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$190,071.59	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$19,353.76	\$19,353.76
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$14,599.04	\$14,599.04
<b>Date Project approved</b>	12/8/2009	<b>School District PILOT</b>	\$39,545.22	\$39,545.22
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$73,498.02	\$73,498.02
<b>Date IDA Took Title to Property</b>	8/31/2010	<b>Net Exemptions</b>	\$116,573.57	
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>		
<b>Notes</b>	Bringing a tax exempt camp back on the tax rolls. PILOT payments started in 2015.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	9.00	
<b>Address Line1</b>	169 Layman Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	20,000.00	
<b>City</b>	SWAN LAKE	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	<b>To: 20,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	9.00	
<b>Zip - Plus4</b>	12783	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	20,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	7.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-2.00	
<b>Applicant Name</b>	Mogenavland, Camp Heller, Sternberg Inc	<b>Project Status</b>		
<b>Address Line1</b>	Room 1019			
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10010	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011003A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Mogenavland - Town of Tusten	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$27,068.06		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$19,530.80		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$47,350.95		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$3,500,000.00	<b>Total Exemptions</b>	\$93,949.81		
<b>Benefited Project Amount</b>	\$750,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$93,949.81		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$9,203.60	\$9,203.60
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$6,640.80	\$6,640.80
<b>Date Project approved</b>	12/8/2009		<b>School District PILOT</b>	\$16,100.13	\$16,100.13
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$31,944.53	\$31,944.53
<b>Date IDA Took Title to Property</b>	8/31/2010		<b>Net Exemptions</b>	\$62,005.28	
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>			
<b>Notes</b>	Bringing a tax exempt camp back on the tax rolls. PILOT payments started in 2015.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	9.00		
<b>Address Line1</b>	97 Camp Utopia Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	20,000.00		
<b>City</b>	NARROWSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	<b>To: 20,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	9.00		
<b>Zip - Plus4</b>	12764	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	20,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	78.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	69.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	69.00		
<b>Applicant Name</b>	Mogenavland LLC	<b>Project Status</b>			
<b>Address Line1</b>	Apt 3C				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10022	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012209A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Monticello Industrial Park	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>		\$4,062.50	
<b>Total Project Amount</b>	\$3,692,000.00	<b>Total Exemptions</b>		\$4,062.50	
<b>Benefited Project Amount</b>	\$3,181,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$9,000.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	9/29/2022			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	12/1/2022			<b>Net Exemptions</b>	\$4,062.50
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>			
<b>Notes</b>	Development of roadways and infrastructure to facilitate future development of a commercial/ industrial park. No vertical construction contemplated under this application. PILOT payments begin in 2024.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Rose Valley Road	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	<b>To: 0.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	Monticello Industrial Park LLC				
<b>Address Line1</b>	171 East Industry Court	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	DEER PARK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	11729	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011402A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$134,386.22	
<b>Project Name</b>	Monticello Raceway Management Inc / Montreign Operating Company LLC	<b>Local Sales Tax Exemption</b>	\$134,386.21	
		<b>County Real Property Tax Exemption</b>	\$1,793,049.21	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$743,887.25	
<b>Original Project Code</b>	48011301A	<b>School Property Tax Exemption</b>	\$3,635,089.91	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$3,750,000.00	
<b>Total Project Amount</b>	\$365,000,000.00	<b>Total Exemptions</b>	\$10,190,798.80	
<b>Benefited Project Amount</b>	\$365,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$4,032,634.91	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$7,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$498,558.67	\$498,558.67
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$206,838.40	\$206,838.40
<b>Date Project approved</b>	9/3/2014	<b>School District PILOT</b>	\$1,010,739.46	\$1,010,739.46
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$1,716,136.53	\$1,716,136.53
<b>Date IDA Took Title to Property</b>	9/5/2014	<b>Net Exemptions</b>	\$8,474,662.27	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>		
<b>Notes</b>	Construction and equipping of a casino resort. 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. In 2022 the IDA approved a mortgage refinance in an amount not to exceed \$375,000,000 to facilitate this project, the Empire Resorts Real Estate I, LLC project, and the Empire Resorts Real Estate II, LLC project.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Thompsonville Road / Joyland Road	<b>Original Estimate of Jobs to be Created</b>	1,050.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 90,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	35,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	1,141.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	1,141.00	
<b>Applicant Name</b>	Monticello Raceway Management / Montreign Operating Company LLC			
<b>Address Line1</b>	204 Route 17B	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		

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<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	
<b>Country</b>	USA		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012210A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Mountain Kosher Grocery	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$8,000,000.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$6,400,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$4,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	12/12/2022	<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	12/14/2022	<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>		
<b>Notes</b>	Construction of a new 27,000 square foot grocery store. PILOT payments begin in 2024.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	13.00	
<b>Address Line1</b>	286 East Broadway	<b>Original Estimate of Jobs to be Created</b>	7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	49,400.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	31,200.00	To: 67,600.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	13.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	12,350.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	3.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	25.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-10.00	
<b>Applicant Name</b>	Mountain Kosher Food Corp. & 286 EB LLC	<b>Project Status</b>		
<b>Address Line1</b>	1179 E. 17th Street			
<b>Address Line2</b>				
<b>City</b>	BROOKLYN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	11230	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012005A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Bethel I LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$8,330,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$7,913,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$8,110.36
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$6,117.86
<b>Date Project approved</b>	8/10/2020			<b>School District PILOT</b>	\$16,571.78
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$30,800.00
<b>Date IDA Took Title to Property</b>	8/11/2020			<b>Net Exemptions</b>	-\$30,800.00
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	2017 State Route 17B	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	BETHEL	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12720	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	NY Bethel I, LLC				
<b>Address Line1</b>	140 East 45th Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10017	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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Fiscal Year Ending: 12/31/2022

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 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011703A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Delaware I, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,653,665.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$98,556.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,970.26		\$5,970.26
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,142.45		\$4,142.45
<b>Date Project approved</b>	3/14/2017	<b>School District PILOT</b>	\$9,887.29		\$9,887.29
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$20,000.00		\$20,000.00
<b>Date IDA Took Title to Property</b>	11/1/2017	<b>Net Exemptions</b>	-\$20,000.00		
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Baer Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Delaware I, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	1460 Broadway, 5th Floor				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10036	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011709A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Delaware II, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$3,060,474.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,060,474.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$4,119.48		\$4,119.48
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,858.29		\$2,858.29
<b>Date Project approved</b>	12/11/2017	<b>School District PILOT</b>	\$6,822.23		\$6,822.23
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$13,800.00		\$13,800.00
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>	-\$13,800.00		
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	309 Hospital Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To:</b> 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Delaware II, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011902A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Delaware III, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,683,050.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,808,050.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,970.26	\$5,970.26	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,142.45	\$4,142.45	
<b>Date Project approved</b>	6/10/2019	<b>School District PILOT</b>	\$9,887.29	\$9,887.29	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$20,000.00	\$20,000.00	
<b>Date IDA Took Title to Property</b>	6/10/2019	<b>Net Exemptions</b>	-\$20,000.00		
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	93 Villa Roma Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Delaware III, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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<b>Country</b>	USA		
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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011903A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	NY Delaware IV, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$4,683,050.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$3,808,050.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,970.26	\$5,970.26
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,142.45	\$4,142.45
<b>Date Project approved</b>	6/10/2019	<b>School District PILOT</b>	\$9,887.29	\$9,887.29
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$20,000.00	\$20,000.00
<b>Date IDA Took Title to Property</b>	6/10/2019	<b>Net Exemptions</b>	-\$20,000.00	
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	93 Villa Roma Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	NY Delaware IV, LLC.	<b>Project Status</b>		
<b>Address Line1</b>	33 Irving Place, Suite 1090			
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011904A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	NY Delaware V, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$4,683,050.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$3,808,050.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$4,776.21	\$4,776.21
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$3,313.96	\$3,313.96
<b>Date Project approved</b>	6/10/2019	<b>School District PILOT</b>	\$7,909.83	\$7,909.83
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$16,000.00	\$16,000.00
<b>Date IDA Took Title to Property</b>	6/10/2019	<b>Net Exemptions</b>	-\$16,000.00	
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	93 Villa Roma Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	NY Delaware V, LLC.	<b>Project Status</b>		
<b>Address Line1</b>	33 Irving Place, Suite 1090			
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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<b>Country</b>	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	480105A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Delaware VI, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,683,050.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$875,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,970.26	\$5,970.26	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,142.45	\$4,142.45	
<b>Date Project approved</b>	6/10/2019	<b>School District PILOT</b>	\$9,887.29	\$9,887.29	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$20,000.00	\$20,000.00	
<b>Date IDA Took Title to Property</b>	6/10/2019	<b>Net Exemptions</b>	-\$20,000.00		
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	93 Villa Roma Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Delaware VI, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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Certified Date: N/A

<b>Country</b>	USA		
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 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011708A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Liberty I, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,653,665.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$4,653,665.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,780.29		\$3,780.29
<b>Not For Profit</b>		<b>Local PILOT</b>	\$3,862.59		\$3,862.59
<b>Date Project approved</b>	8/23/2017	<b>School District PILOT</b>	\$12,357.12		\$12,357.12
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$20,000.00		\$20,000.00
<b>Date IDA Took Title to Property</b>	8/23/2017	<b>Net Exemptions</b>	-\$20,000.00		
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Kelly Bridge Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Liberty I, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012207A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	NY Liberty II, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$49,000.00		
<b>Total Project Amount</b>	\$3,875,000.00	<b>Total Exemptions</b>	\$49,000.00		
<b>Benefited Project Amount</b>	\$3,681,250.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	7/11/2022		<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	10/1/0222		<b>Net Exemptions</b>	\$49,000.00	
<b>Year Financial Assistance is Planned to End</b>	2044	<b>Project Employment Information</b>			
<b>Notes</b>	Development of an approximately 2 MW solar photovoltaic electricity generating facility. 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. PILOT payments are expected to begin in 2025.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Harris Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	FERNDALÉ	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12734	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Liberty II, LLC				
<b>Address Line1</b>	140 East 45th Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10017	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011710A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Thompson I, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,715,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$4,715,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$5,810.24	\$5,810.24
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$2,410.52	\$2,410.52
<b>Date Project approved</b>	12/11/2017	<b>School District PILOT</b>		\$11,779.24	\$11,779.24
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>		\$20,000.00	\$20,000.00
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>		-\$20,000.00	
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Sackett Lake Road	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	NY Thompson I, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, 10th Floor				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011711A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Thompson II, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,285,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$4,285,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,050.38		\$3,050.38
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$1,265.52		\$1,265.52
<b>Date Project approved</b>	12/11/2017	<b>School District PILOT</b>	\$6,184.10		\$6,184.10
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$10,500.00		\$10,500.00
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>	-\$10,500.00		
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project has 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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Sackett Lake Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Thompson II, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, 10th Floor				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012203A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	NY Thompson III, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$7,750,000.00	<b>Total Exemptions</b>	\$0.00		
<b>Benefited Project Amount</b>	\$7,362,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	4/11/2022	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	10/1/2022	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2044	<b>Project Employment Information</b>			
<b>Notes</b>	Development of an approximately 4 MW solar photovoltaic electricity generating facility. 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. PILOT payments are expected to begin in 2025.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	1283 Old Route 17	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	HARRIS	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12742	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Thompson III, LLC				
<b>Address Line1</b>	315 Post Road West	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WESTPORT	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	CT	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	06880	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011901A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Tusten I, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,765,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,915,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$5,762.24	\$5,762.24
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$4,157.71	\$4,157.71
<b>Date Project approved</b>	4/8/2019	<b>School District PILOT</b>		\$10,080.05	\$10,080.05
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$20,000.00	\$20,000.00
<b>Date IDA Took Title to Property</b>	4/8/2019	<b>Net Exemptions</b>		-\$20,000.00	
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Woodoak Drive	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	NARROWSBURG	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12764	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	NY Tusten I, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			



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Certified Date: N/A

<b>Country</b>	USA		
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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010507A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Peck's Market of Jeffersonville	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$6,997.23		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$7,592.12		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$12,329.08		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$880,000.00	<b>Total Exemptions</b>	\$26,918.43		
<b>Benefited Project Amount</b>	\$660,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$26,918.43		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$5,515.93	\$5,515.93
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$5,984.89	\$5,984.89
<b>Date Project approved</b>	7/12/2005		<b>School District PILOT</b>	\$9,719.05	\$9,719.05
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$21,219.87	\$21,219.87
<b>Date IDA Took Title to Property</b>	9/8/2005		<b>Net Exemptions</b>	\$5,698.56	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>			
<b>Notes</b>	Expansion and renovation of an existing grocery store in the Village of Jeffersonville.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	8.00		
<b>Address Line1</b>	P.O. Box 593	<b>Original Estimate of Jobs to be Created</b>	8.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	JEFFERSONVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	8.00		
<b>Zip - Plus4</b>	12748	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	25,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	27.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	19.00		
<b>Applicant Name</b>	Peck's Market of Jeffersonville	<b>Project Status</b>			
<b>Address Line1</b>	P.O. Box 593				
<b>Address Line2</b>					
<b>City</b>	JEFFERSONVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12748	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010802A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Pestech Exterminating Inc.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$3,444.92	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$3,519.92	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$11,260.86	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$675,000.00	<b>Total Exemptions</b>	\$18,225.70	
<b>Benefited Project Amount</b>	\$675,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$18,225.70	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$750.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,755.93	\$2,755.93
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,815.94	\$2,815.94
<b>Date Project approved</b>	6/19/2008	<b>School District PILOT</b>	\$9,008.69	\$9,008.69
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$14,580.56	\$14,580.56
<b>Date IDA Took Title to Property</b>	6/19/2008	<b>Net Exemptions</b>	\$3,645.14	
<b>Year Financial Assistance is Planned to End</b>	2019	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	10.00	
<b>Address Line1</b>	P.O. Box 391	<b>Original Estimate of Jobs to be Created</b>	4.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00	
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 30,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	10.00	
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	30,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	4.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-6.00	
<b>Applicant Name</b>	Pestech Exterminating Inc.			
<b>Address Line1</b>	P.O. Box 391	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	LIBERTY	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12754	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012001a				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$5,382.45	
<b>Project Name</b>	Psychedelic Solar LLC	<b>Local Sales Tax Exemption</b>		\$5,382.45	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$6,639,000.00	<b>Total Exemptions</b>		\$10,764.90	
<b>Benefited Project Amount</b>	\$6,175,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	3/9/2020			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	12/1/2020			<b>Net Exemptions</b>	\$10,764.90
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	608-636 Old White Lake Turnpike	<b>Original Estimate of Jobs to be Created</b>		1.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		20,000.00	
<b>City</b>	SWAN LAKE	<b>Annualized Salary Range of Jobs to be Created</b>		20,000.00	To: 20,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12783	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		10.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	Psychedelic Solar LLC				
<b>Address Line1</b>	400 Market Industrial Park	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WAPPINGERS FALLS	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12590	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012004A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	RGG Realty LLC/ Columbia Ice and Cold Storage	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$7,636.04	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$19,650.85	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$15,480.73	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,452,750.00	<b>Total Exemptions</b>	\$42,767.62	
<b>Benefited Project Amount</b>	\$1,332,750.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$42,767.62	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$3,600.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$4,433.13	\$4,433.13
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$11,408.36	\$11,408.36
<b>Date Project approved</b>	7/13/2020	<b>School District PILOT</b>	\$8,987.37	\$8,987.37
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$24,828.86	\$24,828.86
<b>Date IDA Took Title to Property</b>	11/17/2020	<b>Net Exemptions</b>	\$17,938.76	
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	33 Plaza Drive	<b>Original Estimate of Jobs to be Created</b>	5.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	42,800.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	42,800.00	To: 42,800.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	5.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	5.00	
<b>Applicant Name</b>	RGG Realty LLC	<b>Project Status</b>		
<b>Address Line1</b>	171 E Industry Court			
<b>Address Line2</b>				
<b>City</b>	DEER PARK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	There is no Debt Outstanding for this Project		
<b>Zip - Plus4</b>	11729	IDA Does Not Hold Title to the Property		
<b>Province/Region</b>		The Project Receives No Tax Exemptions		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011505A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	RJ Baker Corp. / Beaverkill Studio	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$3,275.94		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$3,347.26		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$10,708.48		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,820,000.00	<b>Total Exemptions</b>	\$17,331.68		
<b>Benefited Project Amount</b>	\$1,820,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$15,744.49		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$5,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,798.08	\$1,798.08
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$1,837.22	\$1,837.22
<b>Date Project approved</b>	12/14/2015		<b>School District PILOT</b>	\$5,877.60	\$5,877.60
<b>Did IDA took Title to Property</b>	No		<b>Total PILOT</b>	\$9,512.90	\$9,512.90
<b>Date IDA Took Title to Property</b>			<b>Net Exemptions</b>	\$7,818.78	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	1.00		
<b>Address Line1</b>	36/38 Main Street	<b>Original Estimate of Jobs to be Created</b>	3.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	PARKSVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	<b>To: 50,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	1.00		
<b>Zip - Plus4</b>	12768	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	50,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	3.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00		
<b>Applicant Name</b>	RJ Baker Corp.	<b>Project Status</b>			
<b>Address Line1</b>	437 East 9th Street				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10009	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010506A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Regency Manor Senior Housing LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$24,950.30	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$64,207.96	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$50,582.33	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$7,250,000.00	<b>Total Exemptions</b>	\$139,740.59	
<b>Benefited Project Amount</b>	\$5,437,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$139,740.59	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,020.12	\$3,020.12
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$7,772.07	\$7,772.07
<b>Date Project approved</b>	2/26/2005	<b>School District PILOT</b>	\$6,122.75	\$6,122.75
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$16,914.94	\$16,914.94
<b>Date IDA Took Title to Property</b>	11/10/2005	<b>Net Exemptions</b>	\$122,825.65	
<b>Year Financial Assistance is Planned to End</b>	2031	<b>Project Employment Information</b>		
<b>Notes</b>	Construction of affordable senior housing complex consisting of 75 units in the Village of Monticello.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Sturgis Road	<b>Original Estimate of Jobs to be Created</b>	3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	45,000.00	To: 45,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Regency Manor Senior Housing LLC			
<b>Address Line1</b>	1 Crescent Avenue	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	WARWICK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10990	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011503A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$81.44	
<b>Project Name</b>	Rock Meadow Partners, LLC	<b>Local Sales Tax Exemption</b>	\$81.44	
		<b>County Real Property Tax Exemption</b>	\$11,645.47	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$8,402.72	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$20,371.77	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,287,000.00	<b>Total Exemptions</b>	\$40,582.84	
<b>Benefited Project Amount</b>	\$1,287,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$40,372.56	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$6,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$2,841.52
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$2,050.28
<b>Date Project approved</b>	6/30/2015		<b>School District PILOT</b>	\$4,970.76
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$9,862.56
<b>Date IDA Took Title to Property</b>	7/1/2015		<b>Net Exemptions</b>	\$30,720.28
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Project Employment Information</b>		
<b>Notes</b>	Acquiring and redeveloping the former Narrowsburg Central School. Tenants to be determined. PILOT to start 2017.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	23 Erie Avenue, Kirk Road, Route 97	<b>Original Estimate of Jobs to be Created</b>	4.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00	
<b>City</b>	NARROWSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 30,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12764	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	4.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	4.00	
<b>Applicant Name</b>	Rock Meadow Partners LLC			
<b>Address Line1</b>	30 Essex Place	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	BRONXVILLE	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10708	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010604A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Rolling V Bus Corp. / Dimifini Group, Inc.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$5,664.04	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,725.01	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$16,484.45	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$330,000.00	<b>Total Exemptions</b>	\$28,873.50	
<b>Benefited Project Amount</b>	\$247,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$28,873.50	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$4,462.24
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$5,298.08
<b>Date Project approved</b>	6/13/2006		<b>School District PILOT</b>	\$12,986.75
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$22,747.07
<b>Date IDA Took Title to Property</b>	9/1/2006		<b>Net Exemptions</b>	\$6,126.43
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	68.00	
<b>Address Line1</b>	P.O. Box 110	<b>Original Estimate of Jobs to be Created</b>	4.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00	
<b>City</b>	SOUTH FALLSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 30,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	68.00	
<b>Zip - Plus4</b>	12779	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	30,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	320.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	252.00	
<b>Applicant Name</b>	Rolling V Bus Corp. / Dimifini Group, Inc.	<b>Project Status</b>		
<b>Address Line1</b>	P.O. Box 110			
<b>Address Line2</b>				
<b>City</b>	SOUTH FALLSBURG	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12779	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012002A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Rosemond Solar	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$4,790,000.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$3,915,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,138.68	\$3,138.68
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$3,726.60	\$3,726.60
<b>Date Project approved</b>	3/9/2020	<b>School District PILOT</b>	\$9,134.72	\$9,134.72
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$16,000.00	\$16,000.00
<b>Date IDA Took Title to Property</b>	6/1/2020	<b>Net Exemptions</b>	-\$16,000.00	
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	191 Rosemond Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	WOODRIDGE	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12789	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Rosemond Solar, LLC			
<b>Address Line1</b>	140 East 45th Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10017	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	4801607B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	SPT Ivey 61 Emerald NY MOB, LLC/ Crystal Run Healthcare, LLP.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$166,897.84	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>		\$69,241.37	
<b>Original Project Code</b>	4801607A	<b>School Property Tax Exemption</b>		\$338,355.83	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$19,000,000.00	<b>Total Exemptions</b>		\$574,495.04	
<b>Benefited Project Amount</b>	\$8,050,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$574,495.04	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$9,167.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$82,929.48
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$34,405.18
<b>Date Project approved</b>	11/28/2016			<b>School District PILOT</b>	\$168,124.84
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$285,459.50
<b>Date IDA Took Title to Property</b>	12/29/2016			<b>Net Exemptions</b>	\$289,035.54
<b>Year Financial Assistance is Planned to End</b>	2024	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	61 Emerald Place	<b>Original Estimate of Jobs to be Created</b>		200.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		50,000.00	
<b>City</b>	ROCK HILL	<b>Annualized Salary Range of Jobs to be Created</b>		50,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12775	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		211.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		211.00	
<b>Applicant Name</b>	SPT Ivey 61 Emerald MOB NY, LLC.- Crystal Run Healthcare				
<b>Address Line1</b>	591 West Putnam Avenue	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	GREENWICH	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	CT	<b>There is no Debt Outstanding for this Project</b>			

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012101A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	SVG 26 LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$15,455.31		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$11,658.34		
<b>Original Project Code</b>	48010902A	<b>School Property Tax Exemption</b>	\$31,579.58		
<b>Project Purpose Category</b>	Agriculture, Forestry and Fishing	<b>Mortgage Recording Tax Exemption</b>	\$31,000.00		
<b>Total Project Amount</b>	\$3,088,316.79	<b>Total Exemptions</b>	\$89,693.23		
<b>Benefited Project Amount</b>	\$2,500,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$53,782.61		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$5,271.90	\$5,271.90
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$3,976.73	\$3,976.73
<b>Date Project approved</b>	5/10/2021		<b>School District PILOT</b>	\$10,771.99	\$10,771.99
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$20,020.62	\$20,020.62
<b>Date IDA Took Title to Property</b>	5/24/2021		<b>Net Exemptions</b>	\$69,672.61	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>			
<b>Notes</b>	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 was the last reporting year for 48010902A and all information is reported under 48012101A for 2022 and future years.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	2037 State Route 17B	<b>Original Estimate of Jobs to be Created</b>	5.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	BETHEL	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 30,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12720	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	6.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	6.00		
<b>Applicant Name</b>	SVG 26 LLC				
<b>Address Line1</b>	1301 47th Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BROOKLYN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	11219	<b>IDA Does Not Hold Title to the Property</b>			

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<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	
<b>Country</b>	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012003A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Sullivan County Community College Dormitory Corporation	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$8,100,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$8,100,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$3,250.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>					
<b>Not For Profit</b>	Yes	<b>County PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	12/6/2010	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	12/6/2010	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Net Exemptions</b>	\$0.00		
		<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	48 The Honorable Lawrence H. Cooke Drive	<b>Original Estimate of Jobs to be Created</b>	9.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	LOCH SHELDRAKE	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12759	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	1.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.00		
<b>Applicant Name</b>	Sullivan County Community College Dormitory Corporation				
<b>Address Line1</b>	48 The Honorable Lawrence H. Cooke Drive	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	LOCH SHELDRAKE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12759	<b>IDA Does Not Hold Title to the Property</b>			

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<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	
<b>Country</b>	USA		



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011804C				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Sullivan Resorts, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$7,614.12		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$11,573.87		
<b>Original Project Code</b>	48011804B	<b>School Property Tax Exemption</b>	\$19,584.37		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$8,451,232.00	<b>Total Exemptions</b>	\$38,772.36		
<b>Benefited Project Amount</b>	\$7,966,232.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$38,772.36		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$6,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$35,149.03	\$35,149.03
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$49,954.89	\$49,954.89
<b>Date Project approved</b>	6/10/2019		<b>School District PILOT</b>	\$114,896.09	\$114,896.09
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$200,000.01	\$200,000.01
<b>Date IDA Took Title to Property</b>	2/11/2019		<b>Net Exemptions</b>	-\$161,227.65	
<b>Year Financial Assistance is Planned to End</b>	2022	<b>Project Employment Information</b>			
<b>Notes</b>	Demolition of unsafe structures and environmental remediation on 582.61 acres in the Town and Village of Liberty. Approximately \$6,251,232 in private funds will be invested				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Route 17/ Route 52	<b>Original Estimate of Jobs to be Created</b>	25.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	55,093.34		
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	33,280.00	To: 80,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	5.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	5.00		
<b>Applicant Name</b>	Sullivan Resorts, LLC.				
<b>Address Line1</b>	7 Renaissance Square	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WHITE PLAINS	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	10601	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012201A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Sunset Lake Local Development Corporation	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Civic Facility	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$33,700,000.00	<b>Total Exemptions</b>	\$0.00		
<b>Benefited Project Amount</b>	\$31,838,750.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$25,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	Yes		<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	2/14/2022		<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	2/25/2022		<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2043	<b>Project Employment Information</b>			
<b>Notes</b>	Payment in Lieu of Taxation Agreement to induce an investment of \$3,000,000 in improvements to the Care Center at Sunset Lake. First PILOT payment due February 1, 2023.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	150.00		
<b>Address Line1</b>	256 Sunset Lake Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	150.00		
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	50,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	121.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-29.00		
<b>Applicant Name</b>	Sunset Lake Local Development Corporation				
<b>Address Line1</b>	100 North Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011705A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	The Center for Discovery, Inc.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$6,667,315.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$0.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$5,000.00		<b>Actual Payment Made</b>		<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$4,904.19	\$4,904.19
<b>Not For Profit</b>	Yes		<b>Local PILOT</b>	\$5,822.82	\$5,822.82
<b>Date Project approved</b>	5/8/2017		<b>School District PILOT</b>	\$14,272.99	\$14,272.99
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$25,000.00	\$25,000.00
<b>Date IDA Took Title to Property</b>	5/30/2018		<b>Net Exemptions</b>	-\$25,000.00	
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>			
<b>Notes</b>	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. Project relates to the development of the Hurleyville Arts Centre.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	12 Railroad Avenue	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		25,000.00	
<b>City</b>	HURLEYVILLE	<b>Annualized Salary Range of Jobs to be Created</b>		25,000.00	To: 25,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12747	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		25,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		5.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		5.00	
<b>Applicant Name</b>	The Center for Discovery, Inc.	<b>Project Status</b>			
<b>Address Line1</b>	PO Box 840				
<b>Address Line2</b>					
<b>City</b>	HARRIS	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12742	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012206A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	The Center for Discovery, Inc. (2022)	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Civic Facility	<b>Mortgage Recording Tax Exemption</b>	\$90,500.00	
<b>Total Project Amount</b>	\$9,050,000.00	<b>Total Exemptions</b>	\$90,500.00	
<b>Benefited Project Amount</b>	\$9,050,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	5/16/2022	<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	6/1/2022	<b>Net Exemptions</b>	\$90,500.00	
<b>Year Financial Assistance is Planned to End</b>	2022	<b>Project Employment Information</b>		
<b>Notes</b>	Lease/ leaseback to facilitate refinancing of various properties used for care of individuals with disabilities.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	various within the Towns of Thompson, Bethel, and Fallsburg	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	HARRIS	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12742	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	The Center for Discovery, Inc.			
<b>Address Line1</b>	PO Box 840	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	HARRIS	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	12742	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012202A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$30,630.57		
<b>Project Name</b>	The Lodge at Neversink	<b>Local Sales Tax Exemption</b>	\$30,630.57		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$77,384.98		
<b>Total Project Amount</b>	\$10,035,000.00	<b>Total Exemptions</b>	\$138,646.12		
<b>Benefited Project Amount</b>	\$9,533,250.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$138,646.12		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$4,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	4/11/2022		<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	8/1/2022		<b>Net Exemptions</b>	\$138,646.12	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>			
<b>Notes</b>	Redevelopment of former New Age Health Spa. PILOT payments begin in 2024.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	7491 State Route 55	<b>Original Estimate of Jobs to be Created</b>	43.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	NEVERSINK	<b>Annualized Salary Range of Jobs to be Created</b>	24,960.00	<b>To: 104,832.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12765	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	24.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	FSH Lodge at Neversink, LLC & 7491 State Route 55 Property Co. LLC				
<b>Address Line1</b>	4053 State Route 52	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	YOUNGSMVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12791	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011201A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Theowins / Catskill Brewery	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$7,756.31	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,535.02	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$16,274.29	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,000,000.00	<b>Total Exemptions</b>	\$30,565.62	
<b>Benefited Project Amount</b>	\$605,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$30,565.62	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$2,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,469.56	\$3,469.56
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,923.25	\$2,923.25
<b>Date Project approved</b>	3/27/2012	<b>School District PILOT</b>	\$7,279.83	\$7,279.83
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$13,672.64	\$13,672.64
<b>Date IDA Took Title to Property</b>	4/30/2012	<b>Net Exemptions</b>	\$16,892.98	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>		
<b>Notes</b>	Constructing and equipping of a new brewery and related office space in Livingston Manor, NY. PILOT starts in 2014.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	5.00	
<b>Address Line1</b>	672 Old Route 17	<b>Original Estimate of Jobs to be Created</b>	4.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	42,000.00	
<b>City</b>	LIVINGSTON MANOR	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	5.00	
<b>Zip - Plus4</b>	12758	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	42,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	15.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	10.00	
<b>Applicant Name</b>	Theowins, LLC, Catskill Brewery, LLC.	<b>Project Status</b>		
<b>Address Line1</b>	190 Mary Smith Hill Road			
<b>Address Line2</b>				
<b>City</b>	LIVINGSTON MANOR	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12758	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010005B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Tiv Leivov LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$3,686.81		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$3,395.68		
<b>Original Project Code</b>	48010005A	<b>School Property Tax Exemption</b>	\$9,878.04		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$2,300,000.00	<b>Total Exemptions</b>	\$16,960.53		
<b>Benefited Project Amount</b>	\$1,725,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$16,960.53		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,842.76	\$1,842.76
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$1,697.24	\$1,697.24
<b>Date Project approved</b>	8/12/2019		<b>School District PILOT</b>	\$4,937.28	\$4,937.28
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$8,477.28	\$8,477.28
<b>Date IDA Took Title to Property</b>	8/12/2019		<b>Net Exemptions</b>	\$8,483.25	
<b>Year Financial Assistance is Planned to End</b>	2022	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	P.O. Box 153	<b>Original Estimate of Jobs to be Created</b>	3.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	BLOOMINGBURG	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 30,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12721	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Tiv Leivov, LLC				
<b>Address Line1</b>	P.O. Box 153	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BLOOMINGBURG	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	12721	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011303A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Veria Lifestyle Inc.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$95,493.61		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$39,617.70		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$193,596.39		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$2,000,000.00	<b>Total Exemptions</b>	\$328,707.70		
<b>Benefited Project Amount</b>	\$2,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$328,707.70		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$12,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$45,637.29	\$45,637.29
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$18,933.67	\$18,933.67
<b>Date Project approved</b>	10/15/2013		<b>School District PILOT</b>	\$92,521.54	\$92,521.54
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$157,092.50	\$157,092.50
<b>Date IDA Took Title to Property</b>	11/27/2013		<b>Net Exemptions</b>	\$171,615.20	
<b>Year Financial Assistance is Planned to End</b>	2034	<b>Project Employment Information</b>			
<b>Notes</b>	Phase I Infrastructure for a healing facility that uses holistic treatment and natural medicines. PILOT starts in 2015.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Kutsher Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Veria Lifestyle Inc.				
<b>Address Line1</b>	1 Penn Plaza	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10119	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				



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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011504A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Veria Wellness Center	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$461,022.95		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$191,265.86		
<b>Original Project Code</b>	48011303A	<b>School Property Tax Exemption</b>	\$934,642.44		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$70,000,000.00	<b>Total Exemptions</b>	\$1,586,931.25		
<b>Benefited Project Amount</b>	\$70,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$1,034,317.32		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$12,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$19,558.84	\$19,558.84
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$8,114.43	\$8,114.43
<b>Date Project approved</b>	9/18/2015		<b>School District PILOT</b>	\$39,652.09	\$39,652.09
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$67,325.36	\$67,325.36
<b>Date IDA Took Title to Property</b>	11/27/2013		<b>Net Exemptions</b>	\$1,519,605.89	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Anawanna Lake Road, Kutsher Road	<b>Original Estimate of Jobs to be Created</b>	200.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	<b>To: 50,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	105.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	105.00		
<b>Applicant Name</b>	Veria Wellness Center				
<b>Address Line1</b>	200 Middlesex Essex Turnpike	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ISELIN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NJ	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	08830	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011706A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Veteran NY 55 Sturgis, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$8,256.05		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$21,246.39		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$16,737.67		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$2,055,000.00	<b>Total Exemptions</b>	\$46,240.11		
<b>Benefited Project Amount</b>	\$1,980,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$46,240.11		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$6,398.44	\$6,398.44
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$16,465.95	\$16,465.95
<b>Date Project approved</b>	1/9/2017		<b>School District PILOT</b>	\$12,971.70	\$12,971.70
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$35,836.09	\$35,836.09
<b>Date IDA Took Title to Property</b>	6/1/2017		<b>Net Exemptions</b>	\$10,404.02	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>			
<b>Notes</b>	Change in control of MG Catskill, LLC. project to Veteran NY 55 Sturgis, LLC. Project relates to the construction and equipping of an office building in the Village of Monticello.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Sturgis Road	<b>Original Estimate of Jobs to be Created</b>	12.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 30,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	30,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	14.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	14.00		
<b>Applicant Name</b>	Veteran NY 55 Sturgis, LLC.				
<b>Address Line1</b>	465 Main Street, Suite 600	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BUFFALO	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14203	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010801A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	West Delaware Hydro Associates, L.P.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$68,663.01	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$41,793.19	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$155,750.51	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$9,000,000.00	<b>Total Exemptions</b>		\$266,206.71	
<b>Benefited Project Amount</b>	\$9,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$266,206.71	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$42,094.36
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$25,621.63
<b>Date Project approved</b>	12/31/2007			<b>School District PILOT</b>	\$95,484.01
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$163,200.00
<b>Date IDA Took Title to Property</b>	12/31/2007			<b>Net Exemptions</b>	\$103,006.71
<b>Year Financial Assistance is Planned to End</b>	2012				
<b>Notes</b>	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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	1324 Route 55	<b>Original Estimate of Jobs to be Created</b>		2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		30,000.00	
<b>City</b>	GRAHAMSVILLE	<b>Annualized Salary Range of Jobs to be Created</b>		30,000.00	To: 30,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12740	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		1.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		1.00	
<b>Applicant Name</b>	West Delaware Hydro Associates, L.P.				
<b>Address Line1</b>	P.O. Box 600	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	MARLBOROUGH	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	MA	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	01752	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011806C				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$6,024.40	
<b>Project Name</b>	Yasgur Road Productions, LLC	<b>Local Sales Tax Exemption</b>		\$6,024.40	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>	48011806B	<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>		\$3,250.00	
<b>Total Project Amount</b>	\$1,001,852.00	<b>Total Exemptions</b>		\$15,298.80	
<b>Benefited Project Amount</b>	\$860,652.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$2,500.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	6/13/2022			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	4/1/2019			<b>Net Exemptions</b>	\$15,298.80
<b>Year Financial Assistance is Planned to End</b>	2035			<b>Project Employment Information</b>	
<b>Notes</b>	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. On 6/13/22 the IDA authorized additional benefits relating to an increased project scope. 2022 PILOT information is reported under the previous OSC number, 48011806B. 2022 mortgage and sales tax information is reported under this new OSC number, 48011806C. Starting in 2023 all project information will be reported under 48011806C.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	New York State Route 17B	<b>Original Estimate of Jobs to be Created</b>		7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		33,000.00	
<b>City</b>	BETHEL	<b>Annualized Salary Range of Jobs to be Created</b>		33,000.00	<b>To: 33,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12720	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		4.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		4.00	
<b>Applicant Name</b>	Yasgur Road Productions, LLC				
<b>Address Line1</b>	PO Box 301	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BETHEL	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12720	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011806B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Yasgur Road Productions, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$2,671.45	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$2,015.14	
<b>Original Project Code</b>	48011806A	<b>School Property Tax Exemption</b>	\$4,752.40	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$976,852.00	<b>Total Exemptions</b>	\$9,438.99	
<b>Benefited Project Amount</b>	\$835,652.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$7,992.55	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,415.50	\$1,415.50
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$1,067.75	\$1,067.75
<b>Date Project approved</b>	11/2/2018	<b>School District PILOT</b>	\$2,518.12	\$2,518.12
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$5,001.37	\$5,001.37
<b>Date IDA Took Title to Property</b>	4/1/2019	<b>Net Exemptions</b>	\$4,437.62	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>		
<b>Notes</b>	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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	New York State Route 17B	<b>Original Estimate of Jobs to be Created</b>	7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	33,000.00	
<b>City</b>	BETHEL	<b>Annualized Salary Range of Jobs to be Created</b>	33,000.00	To: 33,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12720	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Yasgur Road Productions			
<b>Address Line1</b>	PO Box 301	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	BETHEL	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	12720	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	
<b>Country</b>	USA			

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Certified Date: N/A



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2022

Run Date: 03/28/2023  
 Status: UNSUBMITTED  
 Certified Date: N/A

**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
75	\$22,043,447.23	\$6,650,164.16	\$15,393,283.07	3304

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**Additional Comments**

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY  
CONFIDENTIAL FY 2022 EVALUATION OF BOARD PERFORMANCE**

Please check (√) the most appropriate box.

CRITERION	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
Board members have a shared understanding of the mission and purpose of the Agency.	7			
The policies, practices and decisions of the Board are always consistent with this mission.	7			
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Agency and reviews these annually.	7			
The Board sets clear and measurable performance goals for the Agency that contribute to accomplishing its mission.	7			
The decisions of the Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.	7			
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.	7			
Board members are knowledgeable about the Agency's programs, financial statements, reporting requirements, and other transactions.	7			
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.	6	1		

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

Date Completed: \_\_\_\_\_