

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

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

NOTICE OF RESCHEDULED MEETING

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

FROM: Jennifer Flad, Executive Director

DATE: March 25, 2024

PLEASE TAKE NOTICE that the meeting of the County of Sullivan Industrial Development Agency scheduled for Tuesday, March 26, 2024 at 9:30 AM has been rescheduled as follows:

Date: **Friday, March 29, 2024**
Time: **1:00 PM**
Location: **Legislative Hearing 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](#).

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**MEETING AGENDA
TUESDAY, MARCH 29, 2024**

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

Monday, February 12, 2024 Regular Meeting

IV. BILLS AND COMMUNICATIONS

V. STAFF REPORT

VI. NEW BUSINESS

Resolution: Approving an Agreement to Engage the Partnership for Economic Development in Sullivan County, Inc. to Provide Services to the Agency and to Authorize a Payment to the Partnership for the First Calendar Quarter of 2024

Resolution: Authorizing an Amendment of the Adelaar Developer, LLC Payment in Lieu of Taxation Agreement to Authorize Acceptance of a Guaranty from EPR Properties as Financial Security for the 2025 PILOT Payment

Discussion and Approval: Procurement Policy, Investment Policy, and Disposition of Real Property Guidelines

Discussion and Approval: Mission Statement and Performance Measurements

Discussion and Approval: FY 2023 Audited Financial Statements and Public Authorities Reporting Information System (PARIS) Reports

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

Executive Session: Discussion of the Financial and Credit History of a Particular Corporation

Any and All Other Business Before the Board

VII. PUBLIC COMMENT AND ADJOURN

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MEETING MINUTES

Monday, February 12, 2024

I. CALL TO ORDER

Chairperson Loughlin called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:07 AM in the Conference Room at Southern Tier Title Agency, 548 Broadway, Monticello, New York 12701.

II. ROLL CALL

Members Present-

Suzanne Loughlin
Kathleen Lara
Carol Roig
Howard Siegel
Scott Smith

Members Absent-

Philip Vallone
Paul Guenther (via Zoom)
Sean Brooks

Staff Present-

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

Staff Absent-

None

Others Present-

Walter F. Garigliano, Agency Counsel

III. APPROVAL OF MEETING MINUTES

On a motion made by Ms. Lara, and seconded by Mr. Smith, the Board voted and unanimously approved the January 8, 2024 regular meeting minutes.

IV. BILLS AND COMMUNICATIONS

Ms. Flad presented the Board with a revised schedule of payments showing twelve payments totaling \$35,356.55. On a motion made by Mr. Siegel, and seconded by Mr. Smith, the Board voted and unanimously approved the schedule of payments.

V. STAFF REPORT

There were no questions on the December staff report. Ms. Flad informed the Board the van leased to Catskill Brewery has mechanical issues that are rendering it inoperable. As a result, Loan Committee has determined that the Agency will terminate the lease, repair the van, and sell the van.

VI. NEW BUSINESS

On a motion made by Ms. Lara, and seconded by Ms. Roig, the Board reviewed and discussed entering a contract with Grow America to help restructure the **Agency and Sullivan County Funding**

Corporation loan and lease programs, and to set up a process to categorize loans by level of risk. Chairperson Loughlin called the motion to question, the Board voted, and the Board unanimously authorized Ms. Flad to enter into contract with Grow America, at an anticipated cost of approximately \$20,000.00.

VII. PUBLIC COMMENT

Chairperson Loughlin asked those present for comment. There was none.

On a motion made by Mr. Smith, and seconded by Ms. Roig, the Board entered executive session to discuss matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of a particular person, current litigation, and the financial and credit history of a specific corporation at approximately 11:21 AM.

On a motion made by Ms. Loughlin, and seconded by Ms. Lara, the Board exited executive session at approximately 12:15 PM.

VIII. ADJOURN

On a motion made by Ms. Loughlin, and seconded by Ms. Roig, the Board adjourned the meeting at approximately 12:15 PM.

Respectfully submitted:
Bethanii Padu, Economic Development Coordinator
##

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway, Monticello, NY 12701

845-428-7575

REVISED SCHEDULE OF PAYMENTS: March 29, 2024			
No.	Vendor	Description	Amount
1	Blustein, Shapiro, Frank & Barone LLP	Services for DRS and FSH Lodge at Neversink	\$ 60.00
2	Cooper Arias LLP	2023 Financial Audit	\$ 15,500.00
3	Kristt Kelly Office System	Paper, paper clips, labels	\$ 76.89
4	Shepstone Management Company	Cost Benefit Analysis (Monticello Kosher Supermarket) <i>(pass through)</i>	\$ 2,537.50
5	Sullivan County Democrat	Legal Notices & Affidavits re: (IDA Rescheduled Meeting) (Monticello Kosher Supermarket) <i>(pass through)</i>	\$ 122.37
6	Steven Vegliante	Project Documents Legal Fees re: Dimifini-Fallsburg <i>(pass through)</i>	\$ 4,000.00
7	USDA Rural Development	RMAP Loan Payment March 2024	\$ 2,370.41
8	Walter F. Garigliano, P.C.	Project Termination Legal Fees re: (SPT Ivey 61 Emerald MOB) <i>(pass through)</i>	\$ 2,500.00
9	Wilson Elser Moskowitz Edelman & Dicker LLP	Hudsut/HVG	\$ 672.00
TOTAL			\$ 27,839.17
I certify that the payments listed above were audited by the Board of the IDA on March 29, 2024 and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants in the amount opposite its name.			
			<u>3/29/2024</u>
Signature			Date

Expenses Approved and Paid Since Last Regular Meeting (2/12/24)			
No.	Vendor	Description	Amount
1	Blustein, Shapiro, Frank & Barone	FSH Lodge at Neversink re: Letter of Credit/ Mechanic lien	\$ 180.00
2	Callicoon Cooperative Insurance Company	Special Multi Peril - Policy Renewal	\$ 1,599.15
3	Charter Communications	Phone and Internet Services March 2024	\$ 284.95
4	Elan Financial	Zoom, Adobe, Standard Life Insurance Co Underpayment, SC Clerk Office <i>(pass through)</i>	\$ 89.56
5	e-Nable Business Solutions	Professional Services 1/22/24	\$ 343.00
6	Mike Preis Inc	Progressive Auto Insurance	\$ 2,816.00
7	New Southern Tier Title Agency	Office Rent: April 2024	\$ 3,700.00
8	Robert Green Auto & Truck Inc	Transmission, Axle Shafts, Exhaust Hangers, Engine/Transmission Mount, Brake Pads, Battery Replacement (Catskill Brewery)	\$ 10,071.49
9	Walter F. Garigliano, P.C.	March 2024 Retainer, 2023 Legal Confirmation to Cooper Arias, Extension of PILOT Benefit Period Legal Fees re: (Empire Resorts Real Estate II) <i>(pass through)</i> , Extension of PILOT Benefit Period Legal Fees re: (Adelaar Developer) <i>(pass through)</i> , Project Termination Legal Fees re: Millennium Pipeline Co <i>(pass through)</i>	\$ 17,250.00
10	Wilson Elser Moskowitz Edelman & Dicker LLP	HVFG/Hudsut	\$ 336.00
TOTAL			\$ 36,670.15

Other Expenses and Items Paid Since Last Regular Meeting 2/12/24—no approval required			
No.	Vendor	Description	Amount
1	Payroll Expenses	Payroll Check Dates: 2/23/24, 3/8/24, 3/22/24	\$ 33,568.69
2	Francotyp- Postalia	Postage for postage meter	\$ 1,000.00
TOTAL			\$ 34,568.69

SEE REVERSE FOR PILOT DISTRIBUTION INFORMATION

PILOT Distribution #3, 2/21/24	Mogenavland (Bethel)	Mogenavland (Tusten)	Totals to Taxing Juris.
Sullivan County	\$ 16,776.74	\$ 7,859.93	\$ 24,636.67
Town Bethel	\$ 12,654.52		\$ 12,654.52
Town Tusten		\$ 5,673.29	\$ 5,673.29
Monticello School	\$ 33,164.79		\$ 33,164.79
Sullivan West School		\$ 13,235.28	\$ 13,235.28
Sullivan West Library		\$ 718.61	\$ 718.61
Project Totals	\$ 62,596.05	\$ 27,487.11	\$ 90,083.16

PILOT Distribution #4, 2/26/24	234 Main Street	Adelaar Developer	Amytra Development	Deb El Food Products	Empire Resorts Real Estate I	Empire Resorts Real Estate II	MHC 83 (HW Portfolio)
Sullivan County	\$ 4,785.51	\$ 59,873.22	\$ 11,866.08	\$ 12,567.67	\$ 25,545.91	\$ 7,983.10	\$ 14,288.38
Town Bethel							
Town Delaware							
Town Fallsburg	\$ 5,880.68						
Town Highland			\$ 7,064.21				
Town Liberty							\$ 14,721.71
Town Tusten							
Town Thompson		\$ 25,170.29		\$ 5,283.36	\$ 10,739.32	\$ 3,356.04	
Eldred School			\$ 23,589.97				
Eldred Library			\$ 68.76				
Fallsburg School	\$ 12,597.66						
Fallsburg Library	\$ 274.92						
Liberty School							\$ 41,624.89
Liberty Library							\$ 1,249.76
Monticello School		\$ 117,379.11		\$ 24,638.42	\$ 50,081.75	\$ 15,650.55	
Sullivan West School							
Sullivan West Library							
Project Totals	\$ 23,538.77	\$ 202,422.62	\$ 42,589.02	\$ 42,489.45	\$ 86,366.98	\$ 26,989.69	\$ 71,884.74

PILOT Distribution #4, 2/26/24	Montreign Op. Co.	NY Delaware I	NY Delaware II	NY Delaware V	NY Delaware VI	NY Thompson II	NY Tusten I
Sullivan County	\$ 345,934.16	\$ 5,757.18	\$ 3,972.45	\$ 4,605.74	\$ 5,757.18	\$ 3,105.72	\$ 6,065.00
Town Bethel							
Town Delaware		\$ 4,200.63	\$ 2,898.44	\$ 3,360.50	\$ 4,200.63		
Town Fallsburg							
Town Highland							
Town Liberty							
Town Tusten							\$ 4,377.70
Town Thompson	\$ 145,428.34					\$ 1,305.63	
Eldred School							
Eldred Library							
Fallsburg School							
Fallsburg Library							
Liberty School							
Liberty Library							
Monticello School	\$ 678,190.40					\$ 6,088.65	
Sullivan West School		\$ 9,525.03	\$ 6,572.27	\$ 7,620.03	\$ 9,525.03		\$ 10,212.80
Sullivan West Library		\$ 517.16	\$ 356.84	\$ 413.73	\$ 517.16		\$ 554.50
Project Totals	\$ 1,169,552.90	\$ 20,000.00	\$ 13,800.00	\$ 16,000.00	\$ 20,000.00	\$ 10,500.00	\$ 21,210.00

PILOT Distribution #4, 2/26/24	Psychedelic Solar	Rosemond Solar	The Center for Discovery	NY Bethel I	NY Liberty I	NY Thompson I	Totals to Taxing Juris.
Sullivan County	\$ 5,673.31	\$ 3,252.85	\$ 5,082.58	\$ 8,754.31	\$ 4,215.87	\$ 6,273.56	\$ 545,359.78
Town Bethel	\$ 4,279.32			\$ 6,603.29			\$ 10,882.61
Town Delaware							\$ 14,660.20
Town Fallsburg		\$ 3,997.27	\$ 6,245.74				\$ 16,123.69
Town Highland							\$ 7,064.21
Town Liberty					\$ 4,343.73		\$ 19,065.44
Town Tusten							\$ 4,377.70
Town Thompson						\$ 2,637.36	\$ 193,920.34
Eldred School							\$ 23,589.97
Eldred Library							\$ 68.76
Fallsburg School		\$ 8,563.01	\$ 13,379.69				\$ 34,540.36
Fallsburg Library		\$ 186.87	\$ 291.99				\$ 753.78
Liberty School					\$ 12,281.66		\$ 53,906.55
Liberty Library					\$ 368.75		\$ 1,618.51
Monticello School				\$ 17,305.80		\$ 12,299.08	\$ 921,633.76
Sullivan West School	\$ 9,571.16						\$ 53,026.32
Sullivan West Library	\$ 519.67						\$ 2,879.06
Project Totals	\$ 20,043.46	\$ 16,000.00	\$ 25,000.00	\$ 32,663.40	\$ 21,210.01	\$ 21,210.00	\$ 1,903,471.04

PILOT Distribution #5, 3/21/24	Forestburgh Hospitality	NY Delaware III	NY Delaware IV	Four Goats (Revised 2023 PILOT)	Totals to Taxing Juris.
Sullivan County	\$ 11,813.43	\$ 6,105.49	\$ 6,105.48	\$ 527.06	\$ 24,551.46
Town Delaware		\$ 4,454.77	\$ 4,454.78		\$ 8,909.55
Town Forestburgh	\$ 9,981.92				\$ 9,981.92
Town Neversink				\$ 320.80	\$ 320.80
Monticello School	\$ 23,487.10				\$ 23,487.10
Sullivan West School		\$ 10,101.29	\$ 10,101.29		\$ 20,202.58
Sullivan West Library		\$ 548.45	\$ 548.45		\$ 1,096.90
Tri Valley School				\$ 1,164.34	\$ 1,164.34
Tri Valley Library				\$ 24.37	\$ 24.37
Project Total	\$ 45,282.45	\$ 21,210.00	\$ 21,210.00	\$ 2,036.57	\$ 89,739.02

ACTIVITY REPORT – FEBRUARY- MARCH 2024
COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY (IDA), SULLIVAN COUNTY
FUNDING CORPORATION (SCFC), THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL
DEVELOPMENT CORPORATION (TSCILDC)

March 20, 2024

The IDA Board held its regular monthly meeting on February 12th to conduct routine business.

The SCFC Board also met on February 12th, at which time they conducted the annual review and approval of SCFC's procurement policy, investment policy, disposition of real property guidelines, mission statement, and performance measurements. The SCFC Board also adopted a resolution authorizing the issuance of replacement bonds relating to the Sullivan County Community College Dormitory Corporation project. The bonds have been purchased by Amos Financial LLC, and the replacement bonds will reflect Amos as bond holder.

During February and March IDA staff made four Payment in Lieu of Tax (PILOT) distributions to the taxing jurisdictions, totaling approximately \$4,620,000.

We are working to complete the 2023 IDA, SCFC, and TSCILDC annual reports to the New York State Authorities Budget Office, to be filed through the Public Authorities Reporting Information System (PARIS) in March.

The March IDA Board meeting has been rescheduled from Monday, March 11th to Tuesday, March 26th at 9:30 AM in the Legislative Committee Room at the Sullivan County Government Center.

At 9:00 AM on Wednesday, March 27th, IDA will hold a public hearing relating to the proposed Monticello Kosher Supermarket LLC project. It is anticipated that the IDA Board will discuss and vote on project approval at its upcoming meeting on April 8th.

##

Agreement

THIS AGREEMENT (“Agreement”) is effective as of January 1, 2024, by and between the County of Sullivan Industrial Development Agency, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, with its principal office located at 548 Broadway, Monticello, New York, 12701 (“Agency”) and the Partnership for Economic Development in Sullivan County, Inc., a private 501(c)(6) not-for-profit corporation with its principal offices located at 196 Bridgeville Road, Suite 2, Monticello, New York 12701 (“Partnership”).

Recitals

WHEREAS, the Partnership’s mission is to promote and coordinate the economic development of private businesses in Sullivan County in order to benefit the general public by enhancing the quality of life and improving the standard of living for all the inhabitants of Sullivan County; and

WHEREAS, Agency’s mission is to promote economic welfare and recreation opportunities, prevent unemployment and economic deterioration, ensure the prosperity of Sullivan County’s inhabitants, and promote tourism and trade; and

WHEREAS, the Agency wishes to engage the Partnership to provide services in furtherance of the Agency’s mission.

NOW THEREFORE, in consideration of the covenants herein contained and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. Payment for Services.

The Agency agrees to provide payment for services to the Partnership in the aggregate amount of \$400,000.00, to be paid in sixteen (16) equal quarterly installments of \$25,000.00 each covering fiscal periods commencing January 1, 2024 and ending December 31, 2027. Payments are subject to quarterly approval by the Agency.

2. Services- General.

The Partnership shall use the Agency funds primarily for its stated purpose of promoting and coordinating the economic development of private businesses in Sullivan County. Examples of these services may include:

- a. Assisting the Agency in marketing its services and programs in order to attract job-creating prospects consistent with the Agency’s Uniform Tax Exempt Policy, to drive investment into areas that have little or no chance to attract investment of a significant scale.
- b. Generally, educating businesses on the various programs and services the Agency provides.
- c. Assisting the Agency at its request to educate various audiences about specific projects and their impacts.

- d. Providing a platform for Agency outreach to the community via *The Business Edge*, *In the Know*, two Partnership- driven publications, and social media upon request.
- e. Any other special requests when needed relative to promoting or facilitating Agency programs.

3. Reporting.

The Partnership shall provide the Agency with an annual report of its activities at times to be arranged between the Partnership and the Agency.

4. Insurance.

Effective as of the date hereof and until the Agency consents in writing to a termination, the Partnership shall maintain or cause to be maintained insurance against such risks and for such amounts as are customarily insured against by not-for-profit entities of like size and type paying, as the same become due and payable, all premiums in respect thereto, including, but not necessarily limited to:

- a. Insurance against loss or losses from liabilities imposed by law or assumed in any written contract and arising from personal injury and death or damage to the property of others caused by any accident or occurrence, with limits of not less than \$1,000,000 per accident or occurrence on account of personal injury, including death resulting therefrom, and \$1,000,000 per accident or occurrence on account of damage to the property of others, excluding liability imposed upon the Partnership by any applicable Worker's Compensation Law.
- b. Worker's compensation insurance, disability benefits insurance, and each other form of insurance which the Partnership is required by law to provide, covering loss resulting from injury, sickness, disability or death of employees of the Partnership.

All insurance shall be procured and maintained in financially sound and generally recognized responsible insurance companies selected by the Partnership (and reasonably satisfactory to the Agency) and authorized to write such insurance in the State of New York. Such insurance may be written with deductible amounts not exceeding \$2,500.00. All policies of insurance shall be primary and non-contributory. All policies evidencing such insurance shall provide for at least thirty (30) days written notice of the cancellation thereof to the Agency.

All such certificates of insurance of the insurers that such insurance is in force and effect, shall be provided to the Agency effective on or before the commencement of the term of this Agreement. Prior to expiration of the policy evidenced by said certificates, the Partnership shall furnish the Agency evidence that the policy has been renewed or replaced or is no longer required by this Agreement.

5. Hold Harmless.

To the fullest extent permitted by law, the Partnership shall indemnify and hold harmless the Agency and its directors, officers, employees, members, agents, representatives (except the Partnership), their respective successors and assigns and personal representatives harmless from and against any and all liability for loss or damage to property or injury to or death of any and

all persons that may be occasioned by any cause whatsoever pertaining to this Agreement, including without limiting the generality of the foregoing, reasonable attorneys' fees and any other expense, incurred in defending any suits or actions which may arise as a result of any of the foregoing.

6. General Provisions.

a. Notices. All notices required or permitted to be given hereunder shall be in writing and may be delivered by hand, by overnight courier of national reputation, or by United States mail. Notices delivered by mail shall be deemed given three Business Days after being deposited in the United States mail, postage prepaid, registered or certified mail. Notices delivered by overnight courier of national reputation shall be deemed given the next day after mailing providing evidence of receipt and properly addressed. Notices delivered by hand shall be deemed given on the day of delivery. All notices shall be addressed as follows:

if to the Agency:

County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701
Attn: Chief Executive Officer

with a copy to:

Walter F. Garigliano P.C.
PO Drawer 1069—449 Broadway
Monticello, New York 12701

if to the Partnership:

Partnership for Economic Development in Sullivan County, Inc.
196 Bridgeville Road, Suite 2
Monticello, New York 12701

b. Governing Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of New York.

c. Construction. All defined terms used herein shall be applicable equally to the singular and plural forms of such terms. This Agreement executed and delivered in connection with the Agreement shall be interpreted without regard to any canons of construction which require that a document be interpreted or construed against the party which caused the same to be drafted.

d. Severability. Whenever possible, each provision of this Agreement shall be interpreted in Agreement shall be prohibited by or invalid under applicable law such provision shall be ineffective only to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement.

- e. Headings. All section headings herein have been inserted for convenience of reference only and shall not affect any construction or interpretation of this Agreement.
- f. Assignment and Assigns. The Partnership shall neither assign nor delegate any of its duties arising under this Agreement without the prior written consent of the Agency.
- g. Entire Agreement. This Agreement constitutes the entire agreement between the parties.

IN WITNESS WHEREOF, THE AGENCY and THE PARTNERSHIP have executed this Agreement as of the day and year first above written.

County of Sullivan Industrial Development Agency

By: Jennifer M. Flad, Executive Director

Partnership for Economic Development in Sullivan County,
Inc.

By: Marc Baez, President and Chief Executive Officer

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on March 29, 2024 at 1:00 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	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]

The following persons were also present:
Jennifer M. Flad, Executive Director
Ira Steingart, Chief Executive Officer
Julio Garaicoechea, Project Manager
Bethanii Padu, Economic Development Coordinator

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

Resolution No. __ - 24

RESOLUTION APPROVING AN AGREEMENT TO ENGAGE THE PARTNERSHIP FOR ECONOMIC DEVELOPMENT IN SULLIVAN COUNTY, INC. (“PARTNERSHIP”) TO PROVIDE SERVICES TO THE AGENCY AND TO AUTHORIZE A PAYMENT TO THE PARTNERSHIP FOR THE FIRST CALENDAR QUARTER OF 2024

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

WHEREAS, since 1995, the Agency has contracted for services from the Partnership; and

WHEREAS, the Agency desires to authorize execution of an Agreement (“Agreement”) for services for the four- (4) year period from January 1, 2024 to December 31, 2027; and

WHEREAS, the Agency desires to authorize a payment for services to the Partnership for the first calendar quarter of 2024 in the amount of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) Dollars.

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

Section 1. The Agency is hereby authorized to enter into an Agreement with the Partnership for services for the four- (4) year period from January 1, 2024 to December 31, 2027.

Section 2. The Agency is hereby authorized to make a payment for services to the Partnership for the first calendar quarter of 2024 in the amount of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) Dollars.

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, documents, and to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or in the opinion of the officer, employee or agent acting on behalf of the Agency desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all the terms, covenants and provisions of the documents for and on behalf of the Agency.

Section 4. These resolutions shall take effect immediately.

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

Suzanne Loughlin	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] Abstain

The resolutions were 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 29, 2024 at 1:00 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	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]

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
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] 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 29th day of March, 2024.

Carol Roig, Secretary

RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on March 29, 2024 at 1:00 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	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]

The following persons were also present:

- Jennifer M. Flad, Executive Director
- Ira Steingart, Chief Executive Officer
- Julio Garaicoechea, Project Manager
- Bethanii Padu, Economic Development Coordinator

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

Resolution No. __ - 24

RESOLUTION AUTHORIZING AN AMENDMENT OF THE ADELAAR DEVELOPER, LLC (“COMPANY”) PAYMENT IN LIEU OF TAXATION AGREEMENT TO AUTHORIZE ACCEPTANCE OF A GUARANTY FROM EPR PROPERTIES AS FINANCIAL SECURITY FOR THE 2025 PILOT PAYMENT

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, the Company presented an application (“Application”) to the Agency, a copy of which is on file with the Agency, requesting the Agency’s assistance with respect to a certain project consisting of the: (i) the acquisition by the Agency a leasehold interest or other interest in certain property located east of Chalet Road in the Town of Thompson (“Town”), County of Sullivan, State of New York, being more particularly identified as tax map number 15-1-14.4 and containing in the aggregate approximately 131 acres (“Land”); (ii) the construction and equipping on the Land of an approximately 425,000 square-foot indoor water park resort hotel including, but not limited, to (a) an approximately seven-story 324 unit hotel/resort, (b) an approximately 20,000 square-foot conference center with a 6,500 square foot ballroom, (c) an approximately 85,000 square-foot indoor water park, (d) a split-level lobby core on an approximately 47,000 square-foot foot print (94,000 square feet total), (e) a porte-cochere, (f) outdoor pools with concession areas and bars, (g) an outdoor pavilion stage adjacent to the conference center to be used for concerts and other events, and (h) related amenities (collectively, the “Improvements”), (iii) the acquisition in and around the Land and the Improvements of certain items of equipment and other tangible personal property (“Equipment” and collectively with the Land and the Improvements, the “Facility” or “Project”); and

WHEREAS, by resolutions, dated March 19, 2013 and March 13, 2017 (collectively, “Resolution”), the Agency authorized the Company to act as its agent for the purposes of constructing and equipping the Project subject to, among other conditions, the Company entering into a Payment in Lieu of Taxation Agreement (“PILOT Agreement”) (Destination Resort Program UTEP); and

WHEREAS, the Company, on behalf of the Agency and as the Agency's agent, constructed, installed and equipped the Project materially in accordance with the plans and specifications presented to the Agency; and

WHEREAS, the Agency and the Company executed a PILOT Agreement making provision for payments in lieu of taxes by the Company for the benefit of the County, Town and the Monticello Central School District (“School”) (collectively, the County, the Town and the School are referred to as the “Taxing Jurisdictions”); and

WHEREAS, the Project is operated by Catskill Resorts TRS, LLC (“CRTRS”), an affiliate of the Company; and

WHEREAS, CRTRS and the Company are each indirect subsidiaries of and owned by EPR Properties, a Maryland real estate investment trust (“EPR”), a New York Stock Exchange traded public company; and

WHEREAS, Article IX, Section 9, of the PILOT Agreement provides in applicable part as follows:

“The Company shall cause its ultimate parent, EPR Properties, to deliver its unconditional guaranty of the Company’s financial obligations under this PILOT Agreement for the PILOT Payments due February 1, 2024. The form of Guaranty shall be approved by the Agency’s legal counsel. For subsequent PILOT Payments,

the Company shall procure, for the benefit of the Agency, financial security in form and substance acceptable to the Agency (“Financial Security”) to secure the performance by the Company of its financial obligations under this PILOT Agreement for all subsequent PILOT Payment dates on or after February 1, 2024. The Company shall deliver to the Agency Financial Security in an amount equal to 110% of the 2024 PILOT Payment with a term to expire not earlier than February 1, 2025. On each February 1st thereafter that this PILOT Agreement is in effect, the Company shall deliver to the Agency a renewal or replacement of the then posted Financial Security, in form and substance acceptable to the Agency in an amount of not less than 110% of the PILOT Payment which is due as of such date. The replacement or renewal Financial Security shall not expire prior to February 28th of the following year.”

WHEREAS, EPR has requested that the Agency accept a guaranty of EPR as security for the PILOT Payment due in February 2025.

NOW, THEREFORE, BE IT RESOLVED,

Section 1. The Agency shall accept the guaranty of EPR, as security for the 2025 PILOT Payment, on the condition that all costs related to the Amendment of the PILOT Agreement to implement the intent of this resolution shall be paid by the Company.

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments 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 3. These Resolutions 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	[] Yes	[] No	[] Absent	[] Abstain
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] Yes	[] No	[] Absent	[] 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 29, 2024 at 1:00 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	[]	[]
Kathleen Lara	[]	[]
Carol Roig	[]	[]
Howard Siegel	[]	[]
Philip Vallone	[]	[]
Scott Smith	[]	[]
Paul Guenther	[]	[]
Sean Brooks	[]	[]
Ira Steingart	[]	[]

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
Kathleen Lara	[] Yes	[] No	[] Absent	[] Abstain
Carol Roig	[] Yes	[] No	[] Absent	[] Abstain
Howard Siegel	[] Yes	[] No	[] Absent	[] Abstain
Philip Vallone	[] Yes	[] No	[] Absent	[] Abstain
Scott Smith	[] Yes	[] No	[] Absent	[] Abstain
Paul Guenther	[] Yes	[] No	[] Absent	[] Abstain
Sean Brooks	[] Yes	[] No	[] Absent	[] Abstain
Ira Steingart	[] 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 29th day of March, 2024.

Carol Roig, Secretary

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

PROCUREMENT POLICY

A. Introduction

1. Scope – In accordance with Article 18-A of the General Municipal Law (the “IDA Act”), Section 104-b of the General Municipal Law, and the Public Authorities Accountability Act of 2005, the County of Sullivan Industrial Development Agency is required adopt procurement policies which will apply to the procurement of goods and services not subject to the competitive bidding requirements of Section 103 of the GML and paid for by an IDA for its own use and account.
2. Purpose – Pursuant to Section 104-b of the GML, the primary objectives of this policy are to assure the prudent and economical use of public monies in the best interests of the taxpayers of a political subdivision or district, to facilitate the acquisition of goods and services of maximum quality at the lowest possible cost under the circumstances and to guard against favoritism, improvidence, extravagance, fraud and corruption.

B. Procurement Policy

1. Determination Required – Prior to commencing any procurement of goods and services, the Executive Director or an authorized designee shall prepare a written statement setting forth the basis for (1) the determination that competitive bidding is not required for such procurement, and if applicable (2) the determination that such procurement is not subject to any requirements set forth in this policy. Such written statements shall be maintained by the Executive Director or such authorized designee in a specially designated procurement file.
2. Procedure for determining whether Procurements are subject to Competitive Bidding – The procedure for determining whether a procurement of goods and services is subject to competitive bidding shall be as follows:
 - a. The Executive Director or an authorized designee shall make the initial determination as to whether competitive bidding is required. This determination will be based on Section 103 of the GML which requires competitive bidding for expenditures of (1) more than \$35,000 for the performance of any public works contract (services, labor or construction), and (2) more than \$20,000 for any purchase contract (acquisition of commodities, materials, supplies or equipment).

- b. The Executive Director or such authorized designee shall review the purchase request against prior years' expenditures and a good faith effort will be made to determine whether it is known or can reasonably be expected that the aggregate purchases of a similar nature will exceed the above competitive bidding procedures shall be followed for said expenditure.
 - c. The Executive Director or such authorized designee shall present any legal issues regarding the applicability of the competitive bidding requirements stated herein to the Agency's Counsel.
- 3. Methods of Competition to be used for Non-Bid Procurements and Procurements Exempt by Statute – Alternative proposals or quotations for goods and services shall be secured by use of written requests for proposals or written quotations, verbal quotations or any other method of procurement which furthers the purposes of this Section except for items excepted herein (see 9 below) or procurements made pursuant to:
 - a. GML, Section 103 (3) (through county contracts), or
 - b. GML, Section 104 (through state contracts), or
 - c. State Finance Law, Section 175-b (from agencies for the blind or severely handicapped), or
 - d. Correction Law, Section 186 (articles manufactured in correctional institutions).
- 4. Procedures for the Purchase of Commodities, Equipment or Goods under \$20,000.
 - a. Up to \$3,000 The discretion of the Executive Director or authorized designee.
 - b. \$3,001 - \$10,000 Documented verbal quotations from at least three vendors.
 - c. \$10,001 - \$20,000 Written/fax quotations from at least three vendors.
- 5. Procedures for the Purchase of Public Works or Services under \$35,000.
 - a. Up to \$6,000 The discretion of the Executive Director or authorized designee.

b. \$6,001 - \$20,000 Documented verbal quotations from at least three vendors.

c. \$20,001 - \$35,000 Written/fax quotations from at least three vendors.

6. Basis for the Award of Contracts – Contracts will be awarded to the lowest responsible vendor who meets the specifications.

7. Circumstances justifying an Award to other than the Lowest Cost quoted.

a. Delivery requirements

b. Quality requirements

c. Quality

d. Past vendor performance

e. The unavailability of three or more vendors who are able to quote on a procurement.

f. It may be in the best interests of the Agency to consider only one vendor who has previous expertise with respect to a particular procurement.

8. Documentation

a. For each purchase made the Executive Director or authorized designee shall set forth in writing the category of procurement that is being made and what method of procurement is specified.

b. The basis for any determination that competitive bidding is not required shall be documented, in writing, by the Executive Director or such authorized designee, and filed with the purchase order or contract therefore.

c. For those items not subject to competitive bidding such as professional services, emergencies, purchased under city contracts or procurements from sole sources, documentation should include a memo to the files which details why the procurement is not subject to competitive bidding and include, as applicable:

(1) a description of the facts giving rise to the emergency and that they meet the statutory criteria; or

(2) a description of the professional services; or

(3) written verification of city contracts; or

(4) opinions of Counsel, if any; or

(5) a description of sole source items and how such determinations were made.

d. Whenever an award is made to other than the lowest quote the reasons for doing so shall be set forth in writing and maintained in the procurement file.

e. Whenever the specified number of quotations cannot or will not be secured, the reasons for this shall be indicated in writing and maintained in the procurement file.

9. Exceptions to Bidding

a. Emergency Situation – An emergency exists if the delay caused by soliciting quotes would endanger the health, welfare or property of the County or of the citizens. With approval by the Executive Director such emergency shall not be subject to competitive bidding or the procedures stated above.

b. Resolution Waiving Bidding Requirements – The Agency may adopt a resolution waiving the competitive bidding requirements whenever it is determined to be impracticable.

c. Sole Source – Defined as a situation when there is only one possible source from which to procure goods and/or services and it is shown that the item needed has unique benefits, the cost is reasonable for the product offered and there is no competition available. In this situation, a request for a resolution waiving bidding requirements, as described above, is required.

d. True Lease – Prices will be obtained through quotations whenever possible. The award shall be made on the basis of goods and/or services to be provided, ability to meet the specifications desired and price.

e. Insurance – All insurance policies shall be procured in accordance with the following procedures:

- (1) Premium less than \$10,000 – documented telephone quotations from at least three agents (if available).
 - (2) Premium over \$10,001 – written quotations/fax or proposals from at least three agents (if available)
- f. Professional Services – This category includes services which require special education and/or training, license to practice or are creative in nature. Examples of professional services are: lawyers, doctors, accountants, engineers, artists, etc.
- 10. Minority and Women Business Enterprises – The Agency shall comply with all applicable legal requirements relating to the hiring of such businesses.
 - 11. Input from members of the Agency – Comments concerning the procurement policy shall be solicited from the members of the Agency from time to time.
 - 12. Annual Review – the Agency shall annually review its policies and procedures.
 - 13. Unintentional Failure to Comply – The unintentional failure to comply with the provisions of Section 104-b of the GML shall not be grounds to void action taken or give rise to a cause of action against the Agency or any officer thereof.

Approved and adopted this 18th day of May, 2006.
Modified and readopted this 9th day of February, 2015.
Modified and readopted this 8th day of February, 2021.

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT
AGENCY AMENDED AND RESTATED INVESTMENT POLICY

I. INVESTMENT AND DEPOSIT POLICY

A. Introduction

1. Scope – This investment and deposit policy applies to all monies and other financial resources available for investment and deposit on its own behalf or on behalf of any other entity or individual.
2. Objectives – The primary objectives of the local government’s investment activities are, in priority order:
 - a. to conform with all applicable federal, state and other legal requirements (legal);
 - b. to adequately safeguard principal (safety);
 - c. to provide sufficient liquidity to meet all operating requirements (liquidity); and
 - d. to obtain a reasonable rate of return (yield).
3. Prudence – All participants in the investment process and all participants responsible for depositing the Agency’s funds shall seek to act responsibly as custodians of the public trust and shall avoid any transaction that might impair confidence in the Agency to govern effectively.

Investments and deposits shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the safety of the principal as well as the probable income to be derived.

All participants involved in the investment process and all participants responsible for depositing the Agency’s funds shall refrain from personal business activity that could conflict with proper execution of the investment program or the deposit of the Agency’s funds or which could impair their ability to make impartial investment decisions.
4. Diversification – It is the policy of the Agency to diversify its deposits and investments by financial institution, by investment instrument, and by maturity scheduling.
5. Internal Controls

- a. All money's collected by an officer or employee of the Agency shall be immediately deposited in such depositories and designated by the Agency for the receipt of such funds.
- b. The Agency shall maintain or cause to be maintained a proper record of all book, notes, securities or other evidences of indebtedness held by the Agency for investment and deposit purposes.
- c. The Agency is responsible for establishing and maintaining an internal control structure to provide reasonable, but not absolute, assurance that deposits and investments are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with management's authorization and recorded properly, and are managed in compliance with applicable laws and regulations.

6. Designation of Depositories

In accordance with the IDA Act, the Agency shall designate as depositories of its money those banks and trust companies authorized to serve as such pursuant to said law.

B. Investment Policy

1. Permitted Investments

Pursuant to GML Section 11, the Agency is authorized to invest moneys not required for immediate expenditure for terms not to exceed its projected cash flow needs in the following types of investments:

- a. Special time deposit accounts;*
- b. Certificates of deposit;*
- c. Obligations of the United States of America;**
- d. Obligations guaranteed by agencies of the United States of America where payment of principal and interest are guaranteed by the United States of America;**
- e. Obligations of the State of New York;*

* Special time deposit accounts and certificates of deposit are permitted investments provided that (1) they shall be payable within such time as the proceeds shall be needed to meet expenditures for which the moneys were

obtained and (2) they are collateralized in the same manner as set forth in Section VII (C) below for deposits of public funds.

** All investment obligations shall be payable or redeemable at the option of the Agency within such times as the proceeds will be needed to meet expenditures for purposes for which the moneys were provided and, in the case of obligations purchased with the proceeds of bonds or notes, shall be payable or redeemable at the option of the Agency within two years of the date of purchase.

2. Authorized Financial Institutions and Dealers

The Agency shall maintain a list of financial institutions and dealers, approved for investment purposes and establish appropriate limits to the amount of investments which can be made with each financial institution or dealer. All financial institutions with which the local government conducts business must be credit worthy. Banks shall provide their most recent Consolidated Report of Condition (Call Report) at the request of the Agency. Security dealers not affiliated with a bank shall be required to be classified as reporting dealers affiliated with the New York Federal Reserve Bank, as primary dealers. The Executive Director or Chairman is responsible for evaluating the financial position and maintaining a listing of proposed depositories, trading partners and custodians. Such listing shall be evaluated at least annually.

3. Purchase of Investments

The Agency may contract for the purchase of investments:

- a. Directly, including through a repurchase agreement, from an authorized trading partner.
- b. By participation in a cooperative investment program with another authorized governmental entity pursuant to Article 5G of the GML where such program meets all the requirements set forth in the Office of the State Comptroller Opinion No. 88-46, and the specific program has been authorized by the governing board
- c. By utilizing an ongoing investment program with an authorized trading partner pursuant to a contract authorized by the governing board.

All purchased obligations, unless registered or inscribed in the name of the local government, shall be purchased through, delivered to and held in the custody of a bank or trust company. Such obligations shall be purchased, sold or presented for redemption or payment by such bank or trust company only in accordance with prior written authorization from the officer authorized to make the investment. All such transactions shall be

confirmed in writing to the Agency by the bank or trust company shall be held pursuant to a written custodial agreement as described in GML Section 10.

The custodial agreement shall provide that securities held by the bank or trust company, as agent of and custodian for, the local government, will be kept separate and apart from the general assets of the custodial bank or trust company and will not, in any circumstances, be commingled with or become part of the backing for any other deposit or other liabilities. The agreement shall describe how the custodian shall confirm the receipt and release of the securities. Such agreement shall include all provisions necessary to provide the Agency a perfected interest in the securities.

4. Repurchase Agreements

Repurchase agreements are authorized subject to the following restrictions:

- a. All repurchase agreements must be entered into subject to a Master Repurchase Agreement.
- b. Trading partners are limited to banks or trust companies authorized to do business in New York State and primary reporting dealers.
- c. Obligations shall be limited to obligations of the United States of America and obligations guaranteed by agencies of the United States of America.
- d. No substitution of securities will be allowed.
- e. The custodian shall be a party other than the trading partner.

C. Deposit Policy

1. Collateralization of Deposits

In accordance with the provisions of GML Section 10, all deposits of the Agency, including certificates of deposit and special time deposits, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act shall be secured:

- a. By pledge of “eligible securities” with an aggregate “market value” as provided by GML Section 10, equal to the aggregate amount of deposits from the categories designated in Exhibit A attached hereto.
- b. By an eligible “irrevocable letter of credit” issued by a qualified bank other than the bank with the deposits in favor of the government for a term not to exceed 90 days with an aggregate value equal to 140% of the aggregate amount of deposits and the agreed upon interest, if any. A qualified bank is one whose commercial paper and other unsecured short-term debt obligations are rated in one of the three highest rating categories by at least on nationally recognized statistical rating organization or by a bank that is in compliance with applicable federal minimum risk-based capital requirements.
- c. By an eligible surety bond payable to the government for an amount at least equal to 100% of the aggregate amount of deposits and the agreed upon interest, if any, executed by an insurance company authorized to do business in New York State, whose claims-paying ability is rated in the highest rating category by at least two nationally recognized statistical rating organizations. The terms and conditions of any eligible surety shall be approved by the governing board.

2. Safekeeping and Collateralization

Eligible securities used for collateralizing deposits shall be held by the depository bank or trust company subject to security and custodial agreements.

The security agreement shall provide that eligible securities are being pledged to secure local government deposits together with agreed upon interest, if any and any costs or expenses arising out of the collection of such deposits upon default. It shall also provide the conditions under which the securities may be sold, presented for payment, substituted or released and the events, which will enable the local government to exercise its rights against the pledged securities. In the event that the securities are not registered or inscribed in the name of the local government, such securities shall be delivered in a form suitable for transfer or with an assignment in blank to the Agency or its custodial bank.

The custodial agreement shall provide that securities held by the bank or trust company, or agent of and custodian for, the local government, will be kept separate and apart from the general assets of the custodial bank or trust company and will not, in any circumstances, be commingled with or become part of backing for any other deposit or other liabilities. The agreement should also describe that the custodian shall confirm the receipt, substitution or release of the securities. The agreement shall provide for the frequency of revaluation of eligible securities and for the substitution of securities when a change in the rating of a security may cause ineligibility. Such agreement shall include all provisions necessary to provide the Agency a perfected interest in the securities.

Approved and adopted this 12th day of August, 2019.

60394-006

EXHIBIT A

SCHEDULE OF ELIGIBLE SECURITIES

- 1) Obligations issued by the United States of America, an agency thereof or a United States government sponsored corporation or obligations fully insured or guaranteed as to the payment of principal and interest by the United States of America, an agency thereof or a United States government sponsored corporation.
- 2) Obligations issued or fully guaranteed by the International Bank for Reconstruction and Development, the Inter-American Development Bank, the Asian Development Bank and the African Development Bank.
- 3) Obligations partially insured or guaranteed by any agency of the United States of America, at a proportion of the market value of the obligation that represents the amount of the insurance or guaranty.
- 4) Obligations issued or fully insured or guaranteed by the State of New York, obligations issued by a municipal corporation, school district or district corporation of the State of New York or obligations of any public benefit corporation which under a specific state statute may be accepted as security for deposit of public moneys
- 5) Obligations issued by states (other than the State of New York) of the United States rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.
- 6) Obligations of Puerto Rico rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.
- 7) Obligations of counties, cities and other governmental entities of another state other than the State of New York having the power to levy taxes that are backed by the full faith and credit of such governmental entity and rated in one of the three highest categories by at least one nationally recognized statistical rating organization.
- 8) Obligations of domestic corporations rated one of the four highest rating categories by at least one nationally recognized statistical rating organization.
- 9) Any mortgage related securities, as defined in the Securities Exchange Act of 1934, as amended, which may be purchased by banks under the limitations established by federal bank regulatory agencies.
- 10) Commercial paper and bankers' acceptances issued by a bank (other than the bank with which the money is being deposited or invested) rated in the highest-short term category by at least one nationally recognized statistical rating organization and having maturities of not longer than sixty days from the date they are pledged.

11) Zero-coupon obligations of the United States government marketed as “Treasury STRIPS”.

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
DISPOSITION OF REAL PROPERTY GUIDELINES
ADOPTED PURSUANT TO SECTION 2896 OF THE PUBLIC AUTHORITIES LAW

SECTION 1. DEFINITIONS

A. “Contracting officer” shall mean the officer or employee of the County of Sullivan Industrial Development Agency (hereinafter, the “Agency”) who shall be appointed by resolution to be responsible for the disposition of property.

B. “Dispose” or “disposal” shall mean transfer of title or any other beneficial interest in personal or real property in accordance with section 2897 of the Public Authorities Law.

C. “Property” shall mean personal property in excess of five thousand dollars (\$5,000) in value, and real property, and any inchoate or other interest in such property, to the extent that such interest may be conveyed to another person for any purpose, excluding an interest securing a loan or other financial obligation of another party.

SECTION 2. DUTIES

A. The Agency shall:

(i) maintain adequate inventory controls and accountability systems for all property owned by the Agency and under its control;

(ii) periodically inventory such property to determine which property shall be disposed of;

(iii) produce a written report of such property in accordance with subsection B herewith; and

(iv) transfer or dispose of such property as promptly and practicably as possible in accordance with Section 2 below.

B. The Agency shall

(i) publish, not less frequently than annually, a report listing all real property owned in fee by the Agency. Such report shall consist of a list and full description of all real and personal property disposed of during such period. The report shall contain the price received by the Agency and the name of the purchaser for all such property sold by the Agency during such period; and

(ii) shall deliver copies of such report to the Comptroller of the State of New York, the Director of the Budget of State of New York, the Commissioner of the New

York State Office of General Services, and the New York State Legislature (via distribution to the majority leader of the senate and the speaker of the assembly).

SECTION 2. TRANSFER OR DISPOSITION OF PROPERTY

A. Supervision and Direction. Except as otherwise provided herein, the duly appointed contracting officer (the “Contracting Officer”) shall have supervision and direction over the disposition and sale of property of the Agency. The Agency shall have the right to dispose of its property for any valid corporate purpose.

B. Custody and Control. The custody and control of Agency property, pending its disposition, and the disposal of such property, shall be performed by the Agency or by the Commissioner of General Services when so authorized under this section.

C. Method of Disposition. Unless otherwise permitted, the Agency shall dispose of property for not less than its fair market value by sale, exchange, or transfer, for cash, credit, or other property, with or without warranty, and upon such other terms and conditions as the Agency and/or contracting officer deems proper. The Agency may execute such documents for the transfer of title or other interest in property and take such other action as it deems necessary or proper to dispose of such property under the provisions of this section. Provided, however, except in compliance with all applicable law, no disposition of real property, any interest in real property, or any other property which because of its unique nature is not subject to fair market pricing shall be made unless an appraisal of the value of such property has been made by an independent appraiser and included in the record of the transaction.

D. Sales by the Commissioner of General Services (the “Commissioner”). When the Agency shall have deemed that transfer of property by the Commissioner will be advantageous to the State of New York, the Agency may enter into an agreement with the Commissioner pursuant to which Commissioner may dispose of property of the Agency under terms and conditions agreed to by the Agency and the Commissioner. In disposing of any such property, the Commissioner shall be bound by the terms hereof and references to the contracting officer shall be deemed to refer to such Commissioner.

E. Validity of Deed, Bill of Sale, Lease, or Other Instrument. A deed, bill of sale, lease, or other instrument executed by or on behalf of the Agency, purporting to transfer title or any other interest in property of the Agency in accordance herewith shall be conclusive evidence of compliance with the provisions of these guidelines and all applicable law insofar as concerns title or other interest of any bona fide grantee or transferee who has given valuable consideration for such title or other interest and has not received actual or constructive notice of lack of such compliance prior to the closing.

F. Bids for Disposal; Advertising; Procedure; Disposal by Negotiation; Explanatory Statement.

(i) Except as permitted by all applicable law, all disposals or contracts for disposal of property made or authorized by the Agency shall be made after publicly advertising for bids except as provided in subsection (iii) of this Section F.

(ii) Whenever public advertising for bids is required under subsection (i) of this Section F:

(A) the advertisement for bids shall be made at such time prior to the disposal or contract, through such methods, and on such terms and conditions as shall permit full and free competition consistent with the value and nature of the property proposed for disposition;

(B) all bids shall be publicly disclosed at the time and place stated in the advertisement; and

(C) the award shall be made with reasonable promptness by notice to the responsible bidder whose bid, conforming to the invitation for bids, will be most advantageous to the Agency, price and other factors considered; provided, that all bids may be rejected at the Agency's discretion.

(iii) Disposals and contracts for disposal of property may be negotiated or made by public auction without regard to subsections (i) and (ii) of this Section F but subject to obtaining such competition as is feasible under the circumstances, if:

(A) the personal property involved is of a nature and quantity which, if disposed of under subsections (i) and (ii) of this Section F, would adversely affect the state or local market for such property, and the estimated fair market value of such property and other satisfactory terms of disposal can be obtained by negotiation;

(B) the fair market value of the property does not exceed fifteen thousand dollars;

(C) bid prices after advertising therefore are not reasonable, either as to all or some part of the property, or have not been independently arrived at in open competition;

(D) the disposal will be to the state or any political subdivision, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation;

(E) the disposal is for an amount less than the estimated fair market value of the property, the terms of such disposal are obtained by public auction or negotiation, the disposal of the property is intended to further the public health, safety or welfare or an economic development interest of the Agency, the state or a political subdivision (to include but not limited to, the prevention or remediation

of a substantial threat to public health or safety, the creation or retention of a substantial number of job opportunities, or the creation or retention of a substantial source of revenues, or where the authority's enabling legislation permits or other economic development initiatives), the purpose and the terms of such disposal are documented in writing and approved by resolution of the board of the Agency; or

(F) such action is otherwise authorized by law.

(iv) (a) An explanatory statement shall be prepared of the circumstances of each disposal by negotiation of:

(1) any personal property which has an estimated fair market value in excess of fifteen thousand dollars;

(2) any real property that has an estimated fair market value in excess of one hundred thousand dollars, except that any real property disposed of by lease or exchange shall only be subject to clauses (3) through (5) of this subparagraph;

(3) any real property disposed of by lease for a term of five years or less, if the estimated fair annual rent is in excess of one hundred thousand dollars for any of such years;

(4) any real property disposed of by lease for a term of more than five years, if the total estimated rent over the term of the lease is in excess of one hundred thousand dollars; or

(5) any real property or real and related personal property disposed of by exchange, regardless of value, or any property any part of the consideration for which is real property.

(B) Each such statement shall be transmitted to the persons entitled to receive copies of the report required under all applicable law not less than ninety (90) days in advance of such disposal, and a copy thereof shall be preserved in the files of the Agency making such disposal.

The Guidelines are subject to modification and amendment at the discretion of the Agency board and shall be filed annually with all local and state agencies as required under all applicable law.

The designated Contracting Officer for the Agency is Jennifer Flad, Executive Director.

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



Authority Mission Statement and Performance Measurements-- FY 2023

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?
2. Do the board members affirm its membership, board, committee, and management structure?
3. Has the agency complied with the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009?
4. Does the agency conduct business in an environment that fosters transparency?
5. Does the agency instill and uphold high ethical conduct within the entire organization?

Discussed, reviewed, and approved by County of Sullivan Industrial Development Agency Board of Directors— (date).

##

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

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

Investment Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date : 03/21/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Investment Information

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

Additional Comments

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
FY 2023 INVESTMENT REPORT**

All investments and deposits of the Agency for the year 2023 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 29, 2024.

##

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Information:

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

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	Blustein, Shapiro, Frank & Barone, LLP	Address Line1	10 Matthews Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	GOSHEN
Award Date		State	NY
End Date		Postal Code	10924
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$9,631.68	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal services, including 1) work performed directly for the benefit of the Agency, and 2) project-related work paid for by the Agency and reimbursed by the projects to the Agency

2. Vendor Name	Brewmation, Inc.	Address Line1	19 Donovan Drive
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	HOPEWELL JUNCTION
Award Date	4/25/2023	State	NY
End Date	10/1/2023	Postal Code	12533
Fair Market Value		Plus 4	
Amount	\$110,820.11	Province/Region	
Amount Expended For Fiscal Year	\$127,801.30	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	equipment purchased to lease

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
 Status: UNSUBMITTED
 Certified Date : N/A

3. Vendor Name	Brewmation, Inc.	Address Line1	19 Donovan Drive
Type of Procurement	Other	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	HOPEWELL JUNCTION
Award Date	4/25/2023	State	NY
End Date	10/1/2023	Postal Code	12533
Fair Market Value		Plus 4	
Amount	\$65,344.01	Province/Region	
Amount Expended For Fiscal Year	\$66,694.01	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	equipment purchased to lease

4. Vendor Name	Cooper Arias LLP	Address Line1	PO Box 190
Type of Procurement	Financial Services	Address Line2	892 State Route 17B
Award Process	Authority Contract - Non-Competitive Bid	City	MONGAUP VALLEY
Award Date	11/7/2022	State	NY
End Date	12/31/2024	Postal Code	12762
Fair Market Value	\$46,000.00	Plus 4	
Amount	\$46,000.00	Province/Region	
Amount Expended For Fiscal Year	\$15,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	agency auditing services

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
 Status: UNSUBMITTED
 Certified Date : N/A

5. Vendor Name	Deborah M. Nola	Address Line1	PO Box 467
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ROCK HILL
Award Date	11/30/2022	State	NY
End Date	1/31/2024	Postal Code	12775
Fair Market Value	\$6,000.00	Plus 4	
Amount	\$6,000.00	Province/Region	
Amount Expended For Fiscal Year	\$5,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	bookkeeping services

6. Vendor Name	Hardin, Kundla, McKeon & Poletto	Address Line1	673 Morris Avenue
Type of Procurement	Legal Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	SPRINGFIELD
Award Date		State	NJ
End Date		Postal Code	07081
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$22,597.40	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	legal services

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
 Status: UNSUBMITTED
 Certified Date : N/A

7. Vendor Name	Hudson Valley Pattern for Progress	Address Line1	PO Box 425
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	NEWBURGH
Award Date		State	NY
End Date		Postal Code	12551
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$5,230.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	annual support contribution to regional community and economic development think tank

8. Vendor Name	Mike Preis Inc.	Address Line1	PO Box 682
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	JEFFERSONVILLE
Award Date		State	NY
End Date		Postal Code	12748
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$18,538.28	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	agency insurance

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
 Status: UNSUBMITTED
 Certified Date : N/A

9. Vendor Name	New Southern Tier Title Agency LLC	Address Line1	548 Broadway
Type of Procurement	Other	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	MONTICELLO
Award Date		State	NY
End Date		Postal Code	12701
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$39,616.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	office rent

10. Vendor Name	Partnership for Economic Development in Sullivan County Inc.	Address Line1	196 Bridgeville Road
Type of Procurement	Other Professional Services	Address Line2	Suite 2
Award Process	Authority Contract - Non-Competitive Bid	City	MONTICELLO
Award Date	5/9/2021	State	NY
End Date	12/31/2023	Postal Code	12701
Fair Market Value	\$231,250.00	Plus 4	
Amount	\$231,250.00	Province/Region	
Amount Expended For Fiscal Year	\$100,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	promotion services

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
 Status: UNSUBMITTED
 Certified Date : N/A

11. Vendor Name	Shepstone Management Company, Inc.	Address Line1	100 Fourth Street, Suite 33
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	HONESDALE
Award Date		State	PA
End Date		Postal Code	18431
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$11,062.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	project cost-benefit analyses, reimbursed by the projects to the Agency.

12. Vendor Name	Walter F. Garigliano P.C.	Address Line1	449 Broadway
Type of Procurement	Legal Services	Address Line2	PO Drawer 1069
Award Process	Non Contract Procurement/Purchase Order	City	MONTICELLO
Award Date		State	NY
End Date		Postal Code	12701
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$25,475.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal services, including 1) work performed directly for the benefit of the Agency, and 2) project-related work paid for by the Agency and reimbursed by the projects to the Agency

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
 Status: UNSUBMITTED
 Certified Date : N/A

13. Vendor Name	Walter F. Garigliano, Esq.	Address Line1	449 Broadway
Type of Procurement	Legal Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	MONTICELLO
Award Date		State	NY
End Date		Postal Code	12701
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$50,186.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	legal services, including 1) work performed directly for the benefit of the Agency, and 2) project-related work paid for by the Agency and reimbursed by the projects to the Agency

14. Vendor Name	Wilson Elser Moskowitz Edelman & Dicker LLP	Address Line1	150 East 42nd Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	NEW YORK
Award Date		State	NY
End Date		Postal Code	10017
Fair Market Value		Plus 4	5639
Amount		Province/Region	
Amount Expended For Fiscal Year	\$7,087.20	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	legal services

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
Status: UNSUBMITTED
Certified Date : N/A

Additional Comments

Certified Financial Audit for Sullivan County Industrial Development Agency
 Fiscal Year Ending: 12/31/2023

Run Date: 03/21/2024
 Status: UNSUBMITTED
 Certified Date : N/A

Financial Documents

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

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

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

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

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

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

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

URL (If Applicable)	Attachments
	Attachment Included

Additional Comments

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

FINANCIAL STATEMENTS

DECEMBER 31, 2023

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
FINANCIAL STATEMENTS
DECEMBER 31, 2023

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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, 2023 and 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, 2023 and 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.

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 25 through 28, 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 8, 2024 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 8, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2023

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, 2023. 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, 2023 and 2022.

	<u>2023</u>	<u>2022</u>
Current Assets	\$ 8,784,964	\$ 9,075,044
Non-Current Assets	1,153,720	1,074,974
Capital Assets, net	<u>2,659,317</u>	<u>2,630,281</u>
 Total Assets	 <u>12,598,001</u>	 <u>12,780,299</u>
 Current Liabilities	 1,088,724	 1,170,679
Long Term Liabilities	<u>193,592</u>	<u>218,097</u>
 Total Liabilities	 <u>1,282,316</u>	 <u>1,388,776</u>
 Deferred Inflows - Leases	 <u>656,446</u>	 <u>775,426</u>
 Total Deferred Inflows of Resources	 <u>656,44</u>	 <u>775,426</u>
 Net Investment In Capital Assets	 2,659,317	 2,630,281
Restricted	941,762	962,503
Unrestricted	<u>7,058,160</u>	<u>7,023,313</u>
 Total Net Position	 <u>\$ 10,659,239</u>	 <u>\$ 10,616,097</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2023

The balance of restricted net position consists of the following at December 31, 2023 and 2022:

	<u>2023</u>	<u>2022</u>
Escrow Accounts - Cash	\$ 871,992	\$ 865,263
Revolving Loan Accounts – Cash	699,410	986,117
Revolving Loans Outstanding	460,229	216,093
Less: Liabilities to be Paid From Restricted Accounts	<u>(1,089,869)</u>	<u>(1,104,970)</u>
 Restricted Net Position	 <u>\$ 941,762</u>	 <u>\$ 962,503</u>

Operating Income. The following table summarizes the changes in operating activity between fiscal years 2023 and 2022.

	<u>2023</u>	<u>2022</u>
Project Fees	\$ 630,048	\$ 1,052,371
Administrative Fees	22,000	32,000
Lease Income	118,980	78,430
Interest on Notes Receivable	14,100	5,342
Interest on Leases Receivable	27,002	22,779
Other Income	<u>120</u>	<u>2,149</u>
 Total Operating Revenues	 <u>812,250</u>	 <u>1,193,071</u>
Salaries and Benefits	310,273	234,919
Legal and Professional Fees	88,852	50,160
Consulting Fees	22,188	3,648
Advertising and Promotion	100,403	57,942
Other Expenses	<u>77,270</u>	<u>68,680</u>
 Total Operating Expenses	 <u>598,986</u>	 <u>415,349</u>
 Operating Income	 <u>213,264</u>	 <u>777,722</u>
Interest Income	4,858	3,668
Interest Expense	(4,420)	(4,585)
Depreciation Expense	(167,765)	(159,314)
Disposal of Assets	-	4,736
Bad Debt Expense	<u>(2,795)</u>	<u>(5,250)</u>
 Total Non-Operating Revenues (Expenses)	 <u>(170,122)</u>	 <u>(160,745)</u>
 Change in Net Position	 <u>\$ 43,142</u>	 <u>\$ 616,977</u>

MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2023

OPERATIONS AND ACCOMPLISHMENTS

During 2023, the Agency collected Payments in Lieu of Taxes (PILOTs) from its projects and distributed 100% of payments, or \$5,930,280, to the local taxing jurisdictions.

During 2023 the Agency continued to engage the services of the Partnership for Economic Development in Sullivan County, Inc., and to 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 fall of 2023, the Agency was awarded a Rural Business Development Grant from the United States Department of Agriculture- Rural Development to assist in the equipping of a commercial kitchen at the Catskills Food Hub in Liberty, for use by Sullivan Catskills Regional Food Hub, Inc. (SCRFH) and its collaborating partner A Single Bite. The Agency also entered into an agreement with Hudson Valley AgriBusiness Development Corporation, which provides technical assistance to Sullivan County's agricultural businesses and supports large-scale initiatives to strengthen the County's overall farm and food economy.

Additionally, in 2023, 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 five 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 procurement of equipment to be leased to a local business under a new equipment lease through the AgriBusiness Revolving Loan and Lease Fund in 2024
- The administration of one building lease agreement, relating to the Catskills Food Hub
- The administration of 69 projects with Agency agreements, including 57 projects that made PILOT payments to the Agency and seventeen projects that held valid sales tax exemption letters.

CAPITAL ASSETS

The Agency had \$2,659,317 invested in capital assets, net of \$827,204 in accumulated depreciation, as of December 31, 2023. Depreciation expense for the year ended December 31, 2023 was \$167,765.

DEBT

As of December 31, 2023, the Agency had \$217,877 in outstanding long term debt. The Agency paid interest of \$4,420 during the year.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2023

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,

ASSETS	<u>2023</u>	<u>2022</u>
Current Assets		
Cash	\$ 6,931,779	\$ 7,004,089
Restricted Cash	1,571,402	1,851,380
Accounts Receivable	41,017	23,855
Due From Related Parties	9,196	-
Prepaid Expense	25,397	7,814
Operating Leases Receivable - Current	123,511	122,110
Capital Leases Receivable - Current	28,999	28,143
Notes Receivable - Current	<u>53,663</u>	<u>37,653</u>
 Total Current Assets	 <u>8,784,964</u>	 <u>9,075,044</u>
Non-Current Assets:		
Operating Leases Receivable	532,935	653,316
Capital Leases Receivable	214,219	243,218
Notes Receivable	406,566	178,440
Capital Assets, net	<u>2,659,317</u>	<u>2,630,281</u>
 Total Non-Current Assets	 <u>3,813,037</u>	 <u>3,705,255</u>
 TOTAL ASSETS	 <u>12,598,001</u>	 <u>12,780,299</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
STATEMENT OF NET POSITION
DECEMBER 31,

LIABILITIES	<u>2023</u>	<u>2022</u>
Current Liabilities		
Accounts Payable	\$ 35,426	\$ 4,130
Accrued Payroll	6,694	4,182
Unearned Revenue	28,917	207,417
Project Escrow Liability	64,884	68,077
PILOT Escrow Liability	669,834	619,048
Sales Tax Escrow Liability	258,684	244,020
Note Payable - Current	<u>24,285</u>	<u>23,805</u>
 Total Current Liabilities	 <u>1,088,724</u>	 <u>1,170,679</u>
 Non-Current Liabilities		
Note Payable	<u>193,592</u>	<u>218,097</u>
 Total Non-Current Liabilities	 <u>193,592</u>	 <u>218,097</u>
 TOTAL LIABILITIES	 <u>1,282,316</u>	 <u>1,388,776</u>
 DEFERRED INFLOWS OF RESOURCES		
Leases	<u>656,446</u>	<u>775,426</u>
 TOTAL DEFERRED INFLOWS OF RESOURCES	 <u>656,446</u>	 <u>775,426</u>
 NET POSITION		
Net Investment in Capital Assets	2,659,317	2,630,281
Restricted	941,762	962,503
Unrestricted	<u>7,058,160</u>	<u>7,023,313</u>
 TOTAL NET POSITION	 <u>\$ 10,659,239</u>	 <u>\$ 10,616,097</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION
YEARS ENDED DECEMEBER 31,

	<u>2023</u>	<u>2022</u>
OPERATING REVENUES		
Project Fees	\$ 630,048	\$ 1,052,371
Administrative Fees	22,000	32,000
Lease Income	118,980	78,430
Interest Income - Notes Receivable	14,100	5,342
Interest Income - Leases Receivable	27,002	22,779
Miscellaneous Income	120	2,149
Total Operating Revenues	<u>812,250</u>	<u>1,193,071</u>
OPERATING EXPENSES		
Payroll and Benefits	310,273	234,919
Professional Fees and Service Contracts	88,852	50,160
Advertising and Promotion	100,403	57,942
Travel, Meetings and Conferences	530	520
Consulting Services	22,188	3,648
Insurance	13,361	9,555
Dues and Subscriptions	11,329	9,829
Rent and Storage	38,400	35,154
Office Expense	13,650	13,622
Total Operating Expenses	<u>598,986</u>	<u>415,349</u>
NET OPERATING INCOME (LOSS)	<u>213,264</u>	<u>777,722</u>
NON-OPERATING REVENUES (EXPENSES)		
Interest Income	4,858	3,668
Interest Expense	(4,420)	(4,585)
Depreciation Expense	(167,765)	(159,314)
Gain (Loss) on Disposal of Assets	-	4,736
Bad Debt Expense	(2,795)	(5,250)
NET NON-OPERATING REVENUES (EXPENSES)	<u>(170,122)</u>	<u>(160,745)</u>
CHANGE IN NET POSITION	43,142	616,977
NET POSITION- Beginning of the Year (Restated)	<u>10,616,097</u>	<u>9,999,120</u>
NET POSITION- End of the Year	<u>\$ 10,659,239</u>	<u>\$ 10,616,097</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
STATEMENT OF CASH FLOWS
YEARS ENDED DECEMBER 31,

	<u>2023</u>	<u>2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Providing Services	\$ 438,057	\$ 1,304,921
Receipts from Related Parties	22,000	32,000
Payments for Personal Services and Benefits	(307,762)	(234,846)
Payments to Contractors	<u>(478,691)</u>	<u>(224,969)</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>(326,396)</u>	<u>877,106</u>
CASH FLOW FROM CAPITAL ACTIVITIES		
Purchase of Capital Assets	<u>(2,305)</u>	<u>(4,064)</u>
NET CASH USED BY CAPITAL ACTIVITIES	<u>(2,305)</u>	<u>(4,064)</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>4,858</u>	<u>3,668</u>
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>4,858</u>	<u>3,668</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(352,288)	848,265
CASH AND CASH EQUIVALENTS- Beginning of the Year	<u>8,855,469</u>	<u>8,007,204</u>
CASH AND CASH EQUIVALENTS- End of the Year	<u>\$ 8,503,181</u>	<u>\$ 8,855,469</u>
Reconciliation of operating revenue (loss) to net cash provided (used) by operating activities:		
Operating Income (Loss)	\$ 213,264	\$ 777,722
Changes in Assets and Liabilities		
Accounts Receivable	(17,162)	(11,923)
Due From Related Parties	(9,196)	-
Prepaid Expenses	(17,583)	(5,114)
Operating Leases Receivable	118,980	87,150
Capital Leases Receivable	28,143	25,974
Notes Receivable	(246,931)	(122,888)
Capital Assets to Lease	(194,495)	(24,631)
Accounts Payable	31,296	(14,794)
Accrued Payroll	2,511	73
Unearned Revenue	(178,500)	11,667
Project Escrow Liabilities	(3,193)	5,000
PILOT Escrow Liabilities	50,786	256,021
Sales Tax Escrow Liabilities	14,664	(20,001)
Deferred Inflows of Resources - Leases	<u>(118,980)</u>	<u>(87,150)</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ (326,396)</u>	<u>\$ 877,106</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

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, 2023 and 2022 amounted to \$41,017 and \$23,855, respectively.

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

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>2023</u>	<u>2022</u>
Escrow Balances	\$ 871,992	\$ 863,068
Note Payable	<u>217,877</u>	<u>241,902</u>
	<u>\$ 1,089,869</u>	<u>\$ 1,104,970</u>

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

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, 2023 the Agency implemented the following new standards:

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*

GASB 96 – *Subscription-Based Information Technology Arrangements*

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

Future Accounting Standards

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

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

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.

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 \$656,446 and \$775,426 as of December 31, 2023 and 2022, respectively.

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

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.

\$ 7,412,148

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

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, 2023 and 2022 is as follows:

<u>Borrower</u>	<u>Original Loan</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>BALANCE</u>	
				<u>2023</u>	<u>2022</u>
David Appel	84,098	2024	4.00%	\$ 15,429	\$ 24,078
Justin Sutherland	36,000	2024	4.00%	2,675	7,868
Agrarian Feast	80,000	2032	4.00%	98,702	80,000
Murray Bresky	100,000	2032	4.00%	87,423	95,891
BHFM, Inc.	50,000	2023	4.00%	-	5,461
ND Pro Media	25,000	2021	4.00%	-	2,795
North Branch Cider	75,000	2030	6.1875%	75,000	-
Cochecton Holdings	90,000	2033	6.1875%	90,000	-
2 Queens LLC	46,000	2028	5.13%	46,000	-
3 Franks Inc.	45,000	2028	5.13%	<u>45,000</u>	<u>-</u>
Total Notes Receivable				460,229	216,093
Less: Current Portion				<u>(53,663)</u>	<u>(37,653)</u>
Long Term Portion				<u>\$ 406,566</u>	<u>\$ 178,440</u>

NOTE 4 – UNEARNED REVENUE

The Agency had \$28,917 and \$207,417 in unearned revenue at December 31, 2023 and 2022, respectively. The balance in this account is made up of the following items:

	<u>2023</u>	<u>2022</u>
Project Fees	<u>\$ 28,917</u>	<u>\$ 207,417</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, 2023

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>Balance 2023</u>	<u>Balance 2022</u>
Catskill Brewery	Equipment	2030	3%	\$ 624	\$ 45,695	\$ 51,713
Catskill Brewery	Equipment	2032	3%	821	72,602	80,158
Catskill Brewery	Vehicle	2026	1%	443	13,111	18,264
Catskill Brewery	Equipment	2031	3%	1,567	132,337	146,929
Roscoe Beer	Equipment	2028	3%	676	35,301	42,244
Roscoe Beer	Equipment	2026	1%	451	14,690	19,933
Prohibition Distillery	Equipment	2028	3%	679	35,444	42,415
SC Regional Food Hub	Equipment	2038	1%	231	38,269	40,246
SC Regional Food Hub	Equipment	2028	1%	312	17,665	21,004
SC Regional Food Hub	Equipment	2028	1%	398	22,500	26,752
SC Regional Food Hub	Vehicle	2025	1%	464	10,105	15,385
SC Regional Food Hub	Vehicle	2026	1%	480	11,866	17,301
SC Regional Food Hub	Equipment	2034	1%	122	14,007	15,168
Seminary Hill	Equipment	2027	1%	689	27,778	35,070
Seminary Hill	Equipment	2033	3%	547	52,094	56,606
Locust Grove	Equipment	2025	1%	427	8,464	13,891
SC Farms	Equipment	2025	1%	451	6,273	11,592
SC Farms	Equipment	2025	1%	387	5,385	9,951
SC Regional Food Hub	Building	2028	3%	875-1,750	<u>92,860</u>	<u>110,804</u>
Total Leases Receivable					656,446	775,426
Less: Current Portion					<u>(123,511)</u>	<u>(122,110)</u>
Long Term Portion					<u>\$ 532,935</u>	<u>\$ 653,316</u>

The Agency recognized \$118,980 and \$78,430 in operating lease revenue and \$19,245 and \$14,720 in operating lease interest for the years ended December 31, 2023 and 2022, respectively.

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, 2023

NOTE 6 – CAPITAL LEASES RECEIVABLE (Continued)

Lessee	<u>Description</u>	<u>Maturity</u>	<u>Interest Rate</u>	<u>Monthly Payment</u>	<u>Balance 2023</u>	<u>Balance 2022</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>243,218</u>	<u>271,361</u>
Total Capital Leases Receivable					243,218	271,361
Less: Current Portion					<u>(28,999)</u>	<u>(28,143)</u>
Long Term Portion					<u>\$ 214,219</u>	<u>\$ 243,218</u>

The Agency recognized \$7,756 and \$8,059 in capital lease interest for the years ended December 31, 2023 and 2022, respectively.

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>
2024	\$ 28,999	\$ 6,900
2025	29,881	6,018
2026	30,790	5,109
2027	31,727	4,173
2028	32,692	3,208
2029-2031	<u>89,129</u>	<u>3,610</u>
Total	<u>\$ 243,218</u>	<u>\$ 29,018</u>

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 7 – CAPITAL ASSETS

The Agency’s capital assets for the years ended December 31, 2023 and 2022 are as follows:

2023	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Buildings And Improvements - Leased	\$ 1,603,585	\$ -	\$ -	\$ 1,603,585
Equipment - Leased	1,650,934	194,495	(8,809)	1,854,238
Equipment	<u>26,393</u>	<u>2,305</u>	<u>-</u>	<u>28,698</u>
Depreciable Historical Cost	<u>3,280,912</u>	<u>196,800</u>	<u>(8,809)</u>	<u>3,486,521</u>
Accumulated Depreciation:				
Building And Improvements - Leased	171,341	40,423	-	211,764
Equipment - Leased	460,528	124,691	(8,808)	594,027
Equipment	<u>18,762</u>	<u>2,651</u>	<u>-</u>	<u>21,413</u>
Total Accumulated Depreciation	<u>650,631</u>	<u>167,765</u>	<u>(8,808)</u>	<u>827,204</u>
Net Cost	<u>\$ 2,630,281</u>	<u>\$ 29,035</u>	<u>(1)</u>	<u>2,659,317</u>
2022	<u>Beginning Balance (Restated)</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
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>

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

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 \$10,000 and \$20,000 from the Sullivan County Funding Corporation for administrative services for the years ended December 31, 2023 and 2022, respectively. As of December 31, 2023 and 2022, there were no outstanding receivables owed to the Agency related to administrative services.

Additionally, the Agency pays insurance premiums during the year of which the Corporation reimburses them for its portion of the coverage. There was an outstanding balance of \$4,598 and \$0 owed to the Agency related to insurance premiums as of December 31, 2023 and 2022.

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, 2023 and 2022, respectively. As of December 31, 2023 and 2022, there were no outstanding receivables owed to the Agency related to administrative services.

Additionally, the Agency pays insurance premiums during the year of which the Corporation reimburses them for its portion of the coverage. There was an outstanding balance of \$4,598 and \$0 owed to the Agency related to insurance premiums as of December 31, 2023 and 2022.

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

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 years ended December 31, 2023 and 2022 are summarized as follows:

<u>2023</u>	BALANCE <u>01/01/23</u>	ADDITIONS	DELETIONS	BALANCE <u>12/31/23</u>	AMOUNTS DUE WITHIN <u>ONE YEAR</u>
RMAP Note Payable	<u>\$ 241,902</u>	<u>\$ -</u>	<u>\$ 24,025</u>	<u>\$ 217,877</u>	<u>\$ 24,285</u>

<u>2022</u>	BALANCE <u>01/01/22</u>	ADDITIONS	DELETIONS	BALANCE <u>12/31/22</u>	AMOUNTS DUE WITHIN <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>

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

<u>YEAR</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>
2024	\$ 24,285	\$ 4,138
2025	24,776	3,648
2026	25,276	3,148
2027	25,786	2,637
2028	26,307	2,117
2029-2032	<u>91,447</u>	<u>3,165</u>
TOTAL	<u>\$ 217,877</u>	<u>\$ 18,853</u>

NOTE 10 – EVENTS OCCURRING AFTER REPORTING DATE

The Agency has evaluated events and transactions that occurred between December 31, 2023 and March 8, 2024, which is the date the financial statements were available to be issued, for possible disclosure and recognition in the financial statements.

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2023

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, 2023

Project Name	2023 Total Exemptions			Payments in Lieu of Taxes (PILOTs)	Full-Time Equivalent Jobs (FTEs) Created and Retained					
	Sales Tax	Total 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 2023	# of FTE construction jobs during 2023	Net Employment Change
234 Main Street LLC	-	49,640.17	-	27,891.06	0	10	0	0	0	0
457 Equities Monticello Corp.	-	57,896.10	-	33,344.62	4	20	4	33	0	29
Adelaar Developer, LLC	-	2,974,887.50	-	370,666.00	0	350	0	268	12	268
Amytra Development, LLC	-	604,912.11	-	47,961.62	0	24	0	37	0	37
Be Neet, LLC / Jeff Sanitation, Inc.	-	22,334.90	-	10,885.17	10	3	10	14	0	4
Bethel Woods Performing Arts Center LLC	-	-	-	69,676.52	0	15	0	112	35	112
Sullivan Glen Wild Corp. (f/k/a BRR Brothers III & Sull. Co. Fab.)	-	41,262.44	5,000.00	22,538.23	3	7	3	14	0	11
Catskill Hospitality Holding, LLC	2,862.17	120,241.04	-	20,075.55	0	12	0	15	0	15
Centre One Development LLC	-	48,679.43	-	31,909.71	0	15	0	0	0	0
Deb El Food Products LLC	-	50,685.37	-	51,887.38	10	10	10	111	12	101
Doetsch Family I & II Seminary Hill Ciders	858.63	70,879.56	-	4,480.89	0	12.5	0	15	0	15
Doetsch Family III Old Ross House	2,797.28	-	-	-	0	1	0	0	2	0
Doetsch Family III Seminary Suites	-	9,297.69	-	6,391.23	0	0	0	2	0	2
Empire Resorts Real Estate I, LLC	pending	110,465.41	-	107,069.62	0	55	0	0	25	0
Empire Resorts Real Estate II, LLC	pending	475,430.82	-	33,459.25	0	63	0	0	0	0
EPT Concord II, LLC / EPR Concord II	-	265,120.88	-	254,616.56	0	520	0	1	0	1
Fay Hospitality Catskills (not yet closed)	-	-	-	-	269	0	269	0	0	-269
Forestrburgh Property, LLC	-	45,760.70	-	45,760.70	0	12	0	0	0	0
Four Goats, LLC	-	32,722.45	-	22,402.32	0	15	0	16	0	16
Frito-Lay, Inc.	-	521,112.87	-	426,027.03	50	10	50	490	0	440
Homestead/ NB Cider Mill	pending	-	610.00	-	0	8	0	0	5	0
Hudsut, LLC & HVFG, LLC	-	40,650.93	-	16,796.88	0	10	0	0	0	0
International Contractors Corp / Jam Two LLC	-	17,885.07	-	9,248.42	4	2	4	7	0	3
Loughlin & Billig, PC	-	12,490.27	-	9,510.03	30	15	30	15	0	-15
M E P Wholesalers Corp. & Gibbers Estates LLC	22,000.00	-	21,000.00	-	0	5	0	pending	pending	pending
Maude Crawford Realty LLC/ Bridgeveill Ski Co. Inc.	264,122.20	-	50,000.00	-	4	2	4	5	20	1
Metallized Carbon Corporation	-	35,823.28	-	8,393.70	0	10	0	14	0	14
MHC 83 (HW PORTFOLIO) LLC	-	139,573.46	-	91,040.84	0	3	0	3	0	3
Millennium Pipeline Company LLC	-	1,464,439.00	-	846,675.82	0	17	0	0	0	0
Mogenavland - Town of Bethel	-	186,288.43	-	70,277.31	9	0	9	8	0	-1
Mogenavland - Town of Tusten	-	100,907.95	-	29,455.03	9	0	9	82	0	73
Monticello Industrial Park LLC	-	-	-	-	0	0	0	0	0	0
Montreign Operating Company LLC	-	6,055,571.00	-	1,449,901.03	0	1050	0	1137	0	1137
Mountain Kosher Grocery	31,261.73	-	35,000.00	-	3	3	13	pending	pending	pending
Nonni's	-	148,359.29	-	106,818.69	0	14	0	50	0	50
NY Bethel I LLC	-	-	-	32,663.40	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
NY Liberty I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Liberty II LLC	pending	-	-	-	0	0	0	0	0	0
NY Mamakating I LLC	20,481.00	-	76,750.00	-	0	0	0	0	78	0
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

**County of Sullivan Industrial Development Agency
Schedule of Other Information
December 31, 2023**

Project Name	2023 Total Exemptions			Payments in Lieu of Taxes (PILOTS)	Full-Time Equivalent Jobs (FTEs) Created and Retained					
	Sales Tax	Total 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 2023	# of FTE construction jobs during 2023	Net Employment Change
NY Thompson III, LLC	27,111.66	-	-	-	0	0	0	pending	pending	pending
NY Tusten I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
Peck's Market of Jeffersonville	-	28,261.85	-	21,082.90	8	8	8	28	0	20
Pestech Exterminating Inc.	-	18,142.30	-	14,967.39	10	4	10	0	0	-10
Psychedelic Solar LLC	-	-	-	-	0	1	0	0	0	0
Regency Manor Senior Housing LLC	-	137,663.39	-	14,759.10	0	3	0	0	0	0
RGG Realty LLC/ Columbia Ice	-	42,131.90	-	21,294.47	0	5	0	7	0	7
RJ Baker Corp. / Beaverkill Studio	-	17,252.37	-	9,662.16	1	3	1	3	0	2
Rock Meadow Partners, LLC	-	43,413.56	-	8,756.48	0	4	0	4	0	4
Rolling V Bus Corp. / Dimifini Group, Inc.	-	28,358.60	-	19,117.24	68	4	68	327	0	259
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	-	563,655.32	-	247,431.17	0	200	0	203	0	203
Sunset Lake Local Development Corporation	-	363,544.30	-	350,000.00	150	0	150	163	0	13
SVG 26 LLC	-	68,469.36	-	29,714.68	0	5	0	7	0	7
The Center for Discovery, Inc. (HPAC)	-	-	-	25,000.00	0	0	0	5	0	5
The Lodge at Neversink	223,470.37	-	-	-	0	43	0	1	24	1
Theowins / Catskill Brewery	-	30,643.04	-	12,323.37	5	4	5	14	0	9
Veria Lifestyle Inc. (Infrastructure)	-	322,505.55	-	132,721.72	0	0	0	0	0	0
Veria Wellness Center	-	1,556,988.63	-	367,493.57	0	200	0	114	0	114
Veteran NY 55 Sturgis, LLC	-	45,552.77	-	36,442.21	0	12	0	14	0	14
West Delaware Hydro Associates, L.P.	-	174,437.62	-	163,200.00	0	2	0	pending	pending	pending
Yasgur Road Productions, LLC	10,913.60	9,193.90	-	4,224.77	0	7	0	1	0	1
	<u>605,878.64</u>	<u>17,153,532.58</u>	<u>188,360.00</u>	<u>5,932,315.84</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. / Beavertkill 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 years ended December 31, 2023 and 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 8, 2024.

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 8, 2024

March 8, 2024

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 years ended December 31, 2023 and 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 8, 2024 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 8, 2024

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 years ended December 31, 2023 and 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), 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 Matters

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, 2023:

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*

GASB 96 – *Subscription-Based Information Technology Arrangements*

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

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.

Page 3

March 8, 2024

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 8, 2024.

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.

Restrictions on Use

This information is intended solely for the information and 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

Cooper Arias, LLP

County of Sullivan Industrial Development Agency
Material Audit Adjustments
12/31/23

AJE #	Account	Debit	Credit	Comment
1	1151 - Prepaid Expenses	2,583.00		Adjust insurance for prepaid portion and amount attributable to related parties
	1107 - Due From Related Properties	9,195.64		
	6009 - Insurance		10,778.64	
	6007 - Rent Expense		1,000.00	
2	8000 - Depreciation Expense	167,765.00		Annual depreciation expense
	1210 - Accumulated Depreciation		167,765.00	
3	1100 - Accounts Receivable	22,483.13		Additional revenues per search of subsequent transactions
	4000 - Project Fees		22,483.13	
4	4000 - Project Fees	10,000.00		Reclass consent fees
	1115 - Fees Receivable		5,000.00	
	2400.C - PILOTS Due		5,000.00	
5	2600 - Project Escrows	43,990.00		Reclass reimbursable expenses
	4009 - Reimbursable Professional Fees	1,000.00		
	6004 - Reimbursable Professional Fees		44,990.00	
6	1151 - PrepaidExpenses	15,000.00		Adjust for prepaid portion of multi year contract
	6003.3 - Non-Reimbursable Consulting		15,000.00	

272,016.77

272,016.77

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Governance Information (Authority-Related)

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.sullivanida.com/who-we-are/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.sullivanida.com/2023-notices-agendas-minutes-and-resolutions/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.sullivanida.com/by-laws-policies/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.sullivanida.com/by-laws-policies/
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	http://www.sullivanida.com/by-laws-policies/

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Board of Directors Listing

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

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Lara, Kathleen M	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/30/2023	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

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

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

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

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Flad, Jennifer	Executive Director	Executive			None	FT	Yes	\$95,000.00	\$94,615.48	\$0.00	\$0.00	\$0.00	\$15,810.91	\$110,426.39	No	
Garaicoechea, Julio	Project Manager	Professional				FT	Yes	\$70,000.00	\$69,807.75	\$0.00	\$0.00	\$0.00	\$0.00	\$69,807.75	No	
Kiefer, John W	Chief Executive Officer	Executive				PT	Yes	\$52,000.00	\$52,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,000.00	No	
Padu, Bethanii	Economic Development Coordinator	Professional				FT	No	\$50,000.00	\$48,077.00	\$0.00	\$0.00	\$0.00	\$3,746.47	\$51,823.47	No	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Benefit Information

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

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Brooks, Sean	Board of Directors												X	
Guenther, Paul B	Board of Directors												X	
Lara, Kathleen M	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	
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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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Subsidiary/Component Unit Verification

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

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

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

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

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$6,931,779.00
	Investments		\$0.00
	Receivables, net		\$256,386.00
	Other assets		\$25,397.00
	Total current assets		\$7,213,562.00
Noncurrent Assets			
	Restricted cash and investments		\$1,571,402.00
	Long-term receivables, net		\$1,153,720.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$3,486,521.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$827,204.00
		Net Capital Assets	\$2,659,317.00
	Total noncurrent assets		\$5,384,439.00
	Total assets		\$12,598,001.00
Liabilities			
Current Liabilities			
	Accounts payable		\$35,426.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$1,000,096.00
	Deferred revenues		\$28,917.00
	Bonds and notes payable		\$24,285.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$1,088,724.00
Noncurrent Liabilities			

Annual Report for Sullivan County Industrial Development Agency

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 Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$193,592.00
	Long term leases		\$0.00
	Other long-term obligations		\$656,446.00
	Total noncurrent liabilities		\$850,038.00
Total liabilities			\$1,938,762.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$2,659,317.00
	Restricted		\$941,762.00
	Unrestricted		\$7,058,160.00
	Total net assets		\$10,659,239.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$652,048.00
	Rental and financing income		\$160,082.00
	Other operating revenues		\$120.00
	Total operating revenue		\$812,250.00
Operating Expenses			
	Salaries and wages		\$266,833.00
	Other employee benefits		\$43,440.00
	Professional services contracts		\$274,533.00
	Supplies and materials		\$14,180.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$0.00
	Total operating expenses		\$598,986.00
Operating income (loss)			\$213,264.00
Nonoperating Revenues			
	Investment earnings		\$4,858.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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 Certified Date: N/A

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$4,858.00
Nonoperating Expenses			
	Interest and other financing charges		\$4,420.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$170,560.00
	Total nonoperating expenses		\$174,980.00
	Income (loss) before contributions		\$43,142.00
Capital contributions			\$0.00
Change in net assets			\$43,142.00
Net assets (deficit) beginning of year			\$10,616,097.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$10,659,239.00

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024

Status: UNSUBMITTED

Certified Date: N/A

Current Debt

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

New Debt Issuances

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation		0.00	241,902.00	0.00	24,025.00	217,877.00
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	241,902.00	0.00	24,025.00	217,877.00

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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	http://www.sullivanida.com/budgets-and-reports/ see attached
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.sullivanida.com/by-laws-policies/
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012102A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	234 Main Street LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$9,815.76	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,013.99	
Original Project Code		School Property Tax Exemption	\$27,810.42	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,717,210.25	Total Exemptions	\$49,640.17	
Benefited Project Amount	\$2,587,725.00	Total Exemptions Net of RPTL Section 485-b	\$29,766.69	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$3,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,515.13	\$5,515.13
Not For Profit	No	Local PILOT	\$6,750.24	\$6,750.24
Date Project approved	8/16/2021	School District PILOT	\$15,625.69	\$15,625.69
Did IDA took Title to Property	Yes	Total PILOT	\$27,891.06	\$27,891.06
Date IDA Took Title to Property	12/1/2021	Net Exemptions	\$21,749.11	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes	Mixed-use retail and residential building in the hamlet of Hurleyville, Town of Fallsburg. First PILOT payment due 2/1/23.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	234 Main Street	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	HURLEYVILLE	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12747	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	234 Main Street LLC	Project Status		
Address Line1	390 Park Avenue			
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10022	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011606B				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	457 Equities Monticello Corp.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$10,214.28		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$26,885.14		
Original Project Code	48011606A	School Property Tax Exemption	\$20,796.68		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$960,000.00	Total Exemptions	\$57,896.10		
Benefited Project Amount	\$735,000.00	Total Exemptions Net of RPTL Section 485-b	\$57,896.10		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$5,882.80	\$5,882.80
Not For Profit	No		Local PILOT	\$15,484.20	\$15,484.20
Date Project approved	6/10/2019		School District PILOT	\$11,977.62	\$11,977.62
Did IDA took Title to Property	Yes		Total PILOT	\$33,344.62	\$33,344.62
Date IDA Took Title to Property	6/10/2019		Net Exemptions	\$24,551.48	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Formerly 457 Equities, LLC 48010504A, the Agency consented to a transfer to 457 Equities Monticello Corp. on 2/8/16/ The project consists of conversion of three existing one and two story buildings into one single two story building for multi-tenant commercial office use on Broadway in Monticello.				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	457 Broadway	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	33.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	29.00		
Applicant Name	457 Equities Monticello Corp.- Donna Gorelick				
Address Line1	1150 Portion Road	Project Status			
Address Line2					
City	HOLTSVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11742	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011702B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Adelaar Developer, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48011702A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$168,679,011.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$168,679,011.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$50,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	10/16/2023	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	8/1/2017	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Development of an indoor water park resort hotel complex on approximately 50 acres including a 400 unit hotel, 20,000 sq ft conference center, 85,000 sq ft indoor water park, 60,000 sq ft lobby, outdoor pools and an outdoor pavilion state for concerts and events. This project was originally approved in 2017. See OSC #48011702A. In October 2023 IDA authorized a two-year extension of the PILOT benefit period and a two-year extension of the term of the Lease, Leaseback, and PILOT Agreement. All 2023 information is reported under the original OSC # 48011702A. Beginning in 2024 all information will be reported under this new OSC # 48011702B.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	555 Resorts World Drive	Original Estimate of Jobs to be Created	350.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Adelaar Developer, LLC				
Address Line1	909 Walnut Street, Suite 200	Project Status			
Address Line2					
City	KANSAS CITY	Current Year Is Last Year for Reporting			
State	MO	There is no Debt Outstanding for this Project			
Zip - Plus4	64106	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011702A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Adelaar Developer, LLC.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$857,449.97	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$371,635.56	
Original Project Code		School Property Tax Exemption	\$1,745,801.97	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$168,679,011.00	Total Exemptions	\$2,974,887.50	
Benefited Project Amount	\$168,679,011.00	Total Exemptions Net of RPTL Section 485-b	\$1,805,847.05	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$50,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$106,836.83
Not For Profit			Local PILOT	\$46,305.17
Date Project approved	3/13/2017		School District PILOT	\$217,524.00
Did IDA took Title to Property	Yes		Total PILOT	\$370,666.00
Date IDA Took Title to Property	8/1/2017		Net Exemptions	\$2,604,221.50
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Development of an indoor water park resort hotel complex on approximately 50 acres including a 400 unit hotel, 20,000 sq ft conference center, 85,000 sq ft indoor water park, 60,000 sq ft lobby, outdoor pools and an outdoor pavilion state for concerts and events. In 2020 the IDA and the project amended the terms of the PILOT Agreement, to waive the full-time employment goal for two one-year periods, 10/1/19-/30/20 and 10/1/20-9/30/21. In October 2023 the IDA and the project amended the terms of the project documents, to extend the PILOT benefit period for a period of two years, and to extend the term of the PILOT, Lease, and Leaseback by two years, to end in 2037. A new OSC number, 48011702B, has been created and beginning in 2024 all project information will be reported using the new OSC number. 2023 will be the last year for reporting for 48011702A.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Joyland Road/ Thompsonville Road	Original Estimate of Jobs to be Created	350.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	268.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	12.00	
Applicant Information		Net Employment Change	268.00	
Applicant Name	EPR Properties			
Address Line1	909 Walnut, Suite 200	Project Status		
Address Line2				
City	KANSAS CITY	Current Year Is Last Year for Reporting	Yes	
State	MO	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	64106	IDA Does Not Hold Title to the Property	Yes	

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Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011803C				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Amytra Development, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$180,518.02		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$100,619.23		
Original Project Code	48011803B	School Property Tax Exemption	\$323,774.86		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$30,000,000.00	Total Exemptions	\$604,912.11		
Benefited Project Amount	\$294,250,000.00	Total Exemptions Net of RPTL Section 485-b	\$348,635.93		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$8,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$14,312.72	\$14,312.72
Not For Profit	No		Local PILOT	\$7,977.79	\$7,977.79
Date Project approved	2/3/2020		School District PILOT	\$25,671.11	\$25,671.11
Did IDA took Title to Property	Yes		Total PILOT	\$47,961.62	\$47,961.62
Date IDA Took Title to Property	11/18/2019		Net Exemptions	\$556,950.49	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Reconstruction, renovation, rehabilitation, installation, and equipping of a former restaurant and motel facility to include an event space, restaurant, office space, and hotel accommodation in the Town of Highland with \$30,000,000 in private funds to be invested. IDA approved the project in April 2018 and closed on the lease/leaseback transaction in July 2018. The original OSC number was 48011803A. In 2019 the IDA approved an increase in benefits and a new OSC number, 48011803B, was assigned. In February 2020 the IDA and the project amended the terms of the PILOT Agreement and a new OSC number, 48011803C, was assigned. All 2020 and later information is reported under this new number, 48011803C.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1040 Route 55	Original Estimate of Jobs to be Created	24.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	ELDRED	Annualized Salary Range of Jobs to be Created	26,000.00	To: 150,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12732	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	37.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	37.00		
Applicant Name	Amytra Development, LLC				
Address Line1	125 Paterson Plank Road	Project Status			
Address Line2					
City	CARLSTADT	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project			
Zip - Plus4	07072	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011601A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	BRR Brothers III, LLC. / Sullivan County Fabrications, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$8,121.91	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,129.18	
Original Project Code		School Property Tax Exemption		\$23,011.35	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,900,000.00	Total Exemptions		\$41,262.44	
Benefited Project Amount	\$3,600,000.00	Total Exemptions Net of RPTL Section 485-b		\$41,262.44	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,456.67	\$4,456.67
Not For Profit	No	Local PILOT		\$5,454.74	\$5,454.74
Date Project approved	4/18/2016	School District PILOT		\$12,626.82	\$12,626.82
Did IDA took Title to Property	Yes	Total PILOT		\$22,538.23	\$22,538.23
Date IDA Took Title to Property	4/22/2016	Net Exemptions		\$18,724.21	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	The project involves the acquisition of a former egg farm and renovation of the existing facilities to accommodate a metal fabrication factory and storage of manufactured products. In September 2023 this project was assigned to a new entity, Sullivan Glen Wild Corp. A new OSC number, 48012305A, has been created for the Sullivan Glen Wild Corp. project. 2023 employment figures, real property tax exemptions, and PILOTs are recorded under this original OSC number 48011601A. 2023 mortgage recording tax exemptions are recorded under the new OSC number 48012305A. 2023 is the last reporting year for 48011601A and beginning in 2024 all project information will be reported under 48012305A.				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	PO Box 368	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	MOUNTAIN DALE	Annualized Salary Range of Jobs to be Created	0.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	12763	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	14.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	11.00		
Applicant Name	Sullivan County Fabrication, Inc.	Project Status			
Address Line1	PO Box 368				
Address Line2					
City	MOUNTAIN DALE	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12763	IDA Does Not Hold Title to the Property	Yes		

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Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011701A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Be Neet, LLC. / Jeff Sanitation, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,408.01	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$4,862.70	
Original Project Code		School Property Tax Exemption		\$11,064.19	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$880,600.00	Total Exemptions		\$22,334.90	
Benefited Project Amount	\$97,788.00	Total Exemptions Net of RPTL Section 485-b		\$18,860.40	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,123.02		\$3,123.02
Not For Profit	No	Local PILOT	\$2,369.89		\$2,369.89
Date Project approved	1/9/2017	School District PILOT	\$5,392.26		\$5,392.26
Did IDA took Title to Property	Yes	Total PILOT	\$10,885.17		\$10,885.17
Date IDA Took Title to Property	2/1/2017	Net Exemptions	\$11,449.73		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Construction and equipping of a transfer station to provide waste management services. During 2021 the IDA discovered that, due to a billing error, the project had made an overpayment in the amount of \$738.93 in 2018. The 2018 overpayment was applied toward the 2021 PILOT amount due to the County.				
Location of Project		# of FTEs before IDA Status	10.00		
Address Line1	5239 State Route 52	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,000.00		
City	JEFFERSONVILLE	Annualized Salary Range of Jobs to be Created	25,000.00	To:	35,000.00
State	NY	Original Estimate of Jobs to be Retained	10.00		
Zip - Plus4	12748	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	14.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	4.00		
Applicant Name	Be Neet, LLC.	Project Status			
Address Line1	PO Box 57				
Address Line2					
City	JEFFERSONVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12748	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48010602A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Bethel Woods Performing Arts Center LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$76,000,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$2,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$14,346.82	\$14,346.82
Not For Profit	Yes	Local PILOT	\$13,025.22	\$13,025.22
Date Project approved	10/13/2005	School District PILOT	\$42,304.48	\$42,304.48
Did IDA took Title to Property	Yes	Total PILOT	\$69,676.52	\$69,676.52
Date IDA Took Title to Property	2/21/2006	Net Exemptions	-\$69,676.52	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Construction of a performing arts center located on site of the 1969 Woodstock Festival. Facility is tax exempt, but wanted to pay taxes on some of its parcels. It makes these payments through the IDA.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	One Cablevision Center	Original Estimate of Jobs to be Created	15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	51,500.00	
City	LIBERTY	Annualized Salary Range of Jobs to be Created	51,500.00	To: 51,500.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	112.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	35.00	
Applicant Information		Net Employment Change	112.00	
Applicant Name	Bethel Woods Performing Arts Center LLC			
Address Line1	One Cablevision Center	Project Status		
Address Line2				
City	LIBERTY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12754	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011805C			
Project Type	Lease	State Sales Tax Exemption	\$1,431.09	
Project Name	Catskill Hospitality Holding, LLC	Local Sales Tax Exemption	\$1,431.08	
		County Real Property Tax Exemption	\$34,657.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$15,021.02	
Original Project Code	48011805B	School Property Tax Exemption	\$70,563.02	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,592,000.00	Total Exemptions	\$123,103.21	
Benefited Project Amount	\$8,692,000.00	Total Exemptions Net of RPTL Section 485-b	\$67,346.82	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$7,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,786.36	\$5,786.36
Not For Profit	No	Local PILOT	\$2,507.92	\$2,507.92
Date Project approved	2/8/2021	School District PILOT	\$11,781.27	\$11,781.27
Did IDA took Title to Property	Yes	Total PILOT	\$20,075.55	\$20,075.55
Date IDA Took Title to Property	8/1/2018	Net Exemptions	\$103,027.66	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Project involves the construction of a hotel under the Hampton Inn franchise. This project was approved in 2016, and closed in 2018. In 2020 the IDA modified the terms of the PILOT Agreement and a new OSC number (48011805B) was assigned. In 2021 the IDA again modified the terms of the PILOT Agreement and a new OSC number (48011805C) was assigned. 2021 was the last reporting year for 48011805B. All exemption, PILOT, and employment information for 2021 and future years is reported under OSC number 48011805C.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	29 Golden Ridge Road	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	15.00	
Applicant Name	Catskill Hospitality Holding LLC			
Address Line1	16 Raceway Road	Project Status		
Address Line2				
City	MONTICELLO	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12701	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010705A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Centre One Development LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$8,431.34		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$16,360.06		
Original Project Code		School Property Tax Exemption	\$23,888.03		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,175,000.00	Total Exemptions	\$48,679.43		
Benefited Project Amount	\$881,250.00	Total Exemptions Net of RPTL Section 485-b	\$43,474.55		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$5,526.80	\$5,526.80
Not For Profit	No		Local PILOT	\$10,724.14	\$10,724.14
Date Project approved	2/23/2007		School District PILOT	\$15,658.77	\$15,658.77
Did IDA took Title to Property	Yes		Total PILOT	\$31,909.71	\$31,909.71
Date IDA Took Title to Property	10/22/2007		Net Exemptions	\$16,769.72	
Year Financial Assistance is Planned to End	2018	Project Employment Information			
Notes	Renovate and expand an existing vacant building and make a new shopping center catering to an ethnic minority group. Sold to Center One Holdings on 12/2013, PILOT remains the same. Planned end year is 2026.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	13 Green Avenue	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00		
City	WOODRIDGE	Annualized Salary Range of Jobs to be Created	22,000.00	To: 22,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12789	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Centre One Development LLC				
Address Line1	5513 12th Avenue	Project Status			
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11219	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011502A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Deb El Food Products LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$14,609.01	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,331.83	
Original Project Code		School Property Tax Exemption	\$29,744.53	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,000,000.00	Total Exemptions	\$50,685.37	
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$50,685.37	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$5,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$14,955.47
Not For Profit	No		Local PILOT	\$6,481.99
Date Project approved	4/13/2015		School District PILOT	\$30,449.92
Did IDA took Title to Property	Yes		Total PILOT	\$51,887.38
Date IDA Took Title to Property	10/10/2015		Net Exemptions	-\$1,202.01
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	Construction of building additions to existing egg producing facility. PILOT began in 2017.			
Location of Project		# of FTEs before IDA Status	10.00	
Address Line1	63 Kutger Road	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	THOMPSONVILLE	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	10.00	
Zip - Plus4	12784	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	111.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	12.00	
Applicant Information		Net Employment Change	101.00	
Applicant Name	Deb El Food Products LLC			
Address Line1	63 Kutger Road	Project Status		
Address Line2				
City	THOMPSONVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12784	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011802B			
Project Type	Lease	State Sales Tax Exemption	\$429.32	
Project Name	Doetsch Family II, LLC.	Local Sales Tax Exemption	\$429.31	
		County Real Property Tax Exemption	\$20,335.76	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$15,431.71	
Original Project Code	48011802A	School Property Tax Exemption	\$35,112.09	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,900,000.00	Total Exemptions	\$71,738.19	
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$45,135.18	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$3,550.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$1,285.59
Not For Profit	No		Local PILOT	\$975.57
Date Project approved	10/15/2018		School District PILOT	\$2,219.73
Did IDA took Title to Property	Yes		Total PILOT	\$4,480.89
Date IDA Took Title to Property	6/1/2018		Net Exemptions	\$67,257.30
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Construction of a cidery and tasting room.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	43 Wagner Lane	Original Estimate of Jobs to be Created	12.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,200.00	
City	CALLICOON	Annualized Salary Range of Jobs to be Created	40,200.00	To: 50,200.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	15.00	
Applicant Name	Doetsch Family II, LLC.			
Address Line1	1216 Hinman Avenue	Project Status		
Address Line2				
City	EVANSTON	Current Year Is Last Year for Reporting		
State	IL	There is no Debt Outstanding for this Project		
Zip - Plus4	60202	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012208A			
Project Type	Lease	State Sales Tax Exemption	\$1,398.64	
Project Name	Doetsch Family III Old Ross House	Local Sales Tax Exemption	\$1,398.64	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$540,000.00	Total Exemptions	\$2,797.28	
Benefited Project Amount	\$530,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$750.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	9/12/2022	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	9/14/2022	Net Exemptions	\$2,797.28	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes	Renovation of an existing residential building for use as a four unit lodging facility and small spa. PILOT payments to begin in 2024.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	9291 State Route 97	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	CALLICOON	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	2.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Doetsch Family III LLC			
Address Line1	1216 Hinman Ave	Project Status		
Address Line2				
City	EVANSTON	Current Year Is Last Year for Reporting		
State	IL	There is no Debt Outstanding for this Project		
Zip - Plus4	60202	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011906B				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Doetsch Family III, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$2,667.56		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$2,024.27		
Original Project Code	48011906A	School Property Tax Exemption	\$4,605.86		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$975,000.00	Total Exemptions	\$9,297.69		
Benefited Project Amount	\$725,000.00	Total Exemptions Net of RPTL Section 485-b	\$9,297.69		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$1,833.68	\$1,833.68
Not For Profit	No		Local PILOT	\$1,391.48	\$1,391.48
Date Project approved	5/11/2020		School District PILOT	\$3,166.07	\$3,166.07
Did IDA took Title to Property	Yes		Total PILOT	\$6,391.23	\$6,391.23
Date IDA Took Title to Property	5/1/2020		Net Exemptions	\$2,906.46	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Conversion of two structures into an 8 unit lodging enterprise with approximately \$975,00 in private funds invested. In November 2019 the IDA approved the project, and closed on a sales tax abatement transaction (48011906A). In 2020 the IDA approved a reduction in FTE goal for the project, and closed on a lease/ leaseback transaction (48011906B). 2020 information is reported under 48011906A. Starting in 2021, project information is reported under 48011906B. First PILOT payment due in 2022.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	8 Hospital Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Doetsch Family III, LLC				
Address Line1	1216 Hinman Ave.	Project Status			
Address Line2					
City	EVANSTON	Current Year Is Last Year for Reporting			
State	IL	There is no Debt Outstanding for this Project			
Zip - Plus4	60202	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011301A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	EPT Concord II, LLC / EPR Concord II	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$76,415.63	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$33,120.02	
Original Project Code		School Property Tax Exemption	\$155,585.23	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$65,000,000.00	Total Exemptions	\$265,120.88	
Benefited Project Amount	\$65,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$265,120.88	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$25,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$73,387.97
Not For Profit	No		Local PILOT	\$31,807.78
Date Project approved	3/19/2013		School District PILOT	\$149,420.81
Did IDA took Title to Property	Yes		Total PILOT	\$254,616.56
Date IDA Took Title to Property	10/23/2013		Net Exemptions	\$10,504.32
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	Project is composed of the construction and equipping of a master planned destination resort community. The PILOT starts in 2015. During 2023 IDA authorized an Amended and Restated Master Development and Agent Agreement, to extend the development period by approximately five years, to terminate on October 31, 2028. The end date of the PILOT, Lease, and Leaseback (2034) has not changed. (Note it appears that an incorrect end date was provided when this project was first entered in PARIS. The correct end date is 2034 and not 2030.)			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Concord Road	Original Estimate of Jobs to be Created	520.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	EPT Concord II, LLC			
Address Line1	909 Walnut Street - 200	Project Status		
Address Line2				
City	KANSAS CITY	Current Year Is Last Year for Reporting		
State	MO	There is no Debt Outstanding for this Project		
Zip - Plus4	64106	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011603B				
Project Type	Lease	State Sales Tax Exemption	\$163,676.37		
Project Name	Empire Resorts Real Estate I, LLC	Local Sales Tax Exemption	\$163,676.37		
		County Real Property Tax Exemption	\$32,072.84		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$13,091.00		
Original Project Code	48011603A	School Property Tax Exemption	\$65,301.57		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$33,700,000.00	Total Exemptions	\$437,818.15		
Benefited Project Amount	\$31,838,750.00	Total Exemptions Net of RPTL Section 485-b	\$93,687.71		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$25,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$30,860.61	\$30,860.61
Not For Profit	No		Local PILOT	\$13,375.59	\$13,375.59
Date Project approved	3/30/2022		School District PILOT	\$62,833.42	\$62,833.42
Did IDA took Title to Property	Yes		Total PILOT	\$107,069.62	\$107,069.62
Date IDA Took Title to Property	12/22/2016		Net Exemptions	\$330,748.53	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	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 and future info reported under new OSC#48011603B. 2022 was last reporting year for 48011603A.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Thompsonville Road/ Resorts World Drive	Original Estimate of Jobs to be Created	55.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	0.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	25.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Empire Resorts Real Estate I, LLC				
Address Line1	888 Resorts World Drive	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011707C				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Empire Resorts Real Estate II, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00		
Original Project Code	48011707B	School Property Tax Exemption	\$0.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$52,200,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$52,175,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$50,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	10/16/2023		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/23/2013		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Hotel, restaurant, coffee shop, and retail adjacent to Resorts World Catskills casino (Montreign project). Approved 8/23/17, OSC# 48011707A. 8/26/20: IDA approved mortgage not to exceed \$330,000,000 relating to this project, the Empire Resorts Real Estate I, LLC (Golf) project, and the Montreign project. 3/10/21: IDA approved \$505,000,000 mortgage relating to this project, Golf, and Montreign. 2022: IDA approved \$375,000,000 mortgage relating to this project, Golf, and Montreign. 3/30/22: IDA approved amended project description, budget and sales tax exemption increase, extension of completion date, and amendment of PILOT term. 2022 info reported under OSC#48011707B. 10/16/23: IDA extended PILOT benefit period and the term of PILOT, Lease, and Leaseback. New OSC number, 48011707C for 2024 and future yrs. 2023 information is reported under 48011707B. Starting in 2024 information will be reported under 48011707C. 2023 is last reporting year for 48011707B.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	888 Resorts World Drive	Original Estimate of Jobs to be Created	63.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Empire Resorts Real Estate II, LLC				
Address Line1	c/o Resorts World Catskills	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011707B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Empire Resorts Real Estate II, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$137,033.13	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$59,392.83	
Original Project Code	48011707A	School Property Tax Exemption	\$279,004.86	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,200,000.00	Total Exemptions	\$475,430.82	
Benefited Project Amount	\$52,175,000.00	Total Exemptions Net of RPTL Section 485-b	\$314,824.96	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$50,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$9,643.94
Not For Profit	No		Local PILOT	\$4,179.87
Date Project approved	3/30/2022		School District PILOT	\$19,635.44
Did IDA took Title to Property	Yes		Total PILOT	\$33,459.25
Date IDA Took Title to Property	10/23/2013		Net Exemptions	\$441,971.57
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	Hotel, restaurant, coffee shop, and retail adjacent to Resorts World Catskills casino (Montreign project). Approved 8/23/17, OSC# 48011707A. 8/26/20: IDA approved mortgage not to exceed \$330,000,000 relating to this project, the Empire Resorts Real Estate I, LLC (Golf) project, and the Montreign project. 3/10/21: IDA approved \$505,000,000 mortgage relating to this project, Golf, and Montreign. 2022: IDA approved \$375,000,000 mortgage relating to this project, Golf, and Montreign. 3/30/22: IDA approved amended project description, budget and sales tax exemption increase, extension of completion date, and amendment of PILOT term. 2022 info reported under OSC#48011707B. 10/16/23: IDA extended PILOT benefit period and the term of PILOT, Lease, and Leaseback. New OSC number, 48011707C for 2024 and future yrs. 2023 information is reported under 48011707B. Starting in 2024 information will be reported under 48011707C. 2023 is last reporting year for 48011707B.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	888 Resorts World Drive	Original Estimate of Jobs to be Created	63.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Empire Resorts Real Estate II, LLC			
Address Line1	888 Resorts World Drive	Project Status		
Address Line2				
City	MONTICELLO	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011808A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Forestburgh Property, LLC.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$11,978.30		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,003.07		
Original Project Code		School Property Tax Exemption	\$24,779.33		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,500,000.00	Total Exemptions	\$45,760.70		
Benefited Project Amount	\$3,300,000.00	Total Exemptions Net of RPTL Section 485-b	\$45,760.70		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$11,978.30	\$11,978.30
Not For Profit	No		Local PILOT	\$9,003.07	\$9,003.07
Date Project approved	12/17/2018		School District PILOT	\$24,779.33	\$24,779.33
Did IDA took Title to Property	No		Total PILOT	\$45,760.70	\$45,760.70
Date IDA Took Title to Property			Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Development of a campground resort that consists of a lodge operation for the same of food and beverages. The project involves an estimated \$1,042,500 in real property improvements. In November 2020 the IDA approved an amendment to the PILOT, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21. 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.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	80 Tannery Road	Original Estimate of Jobs to be Created	12.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	FORESTBURGH	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12777	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Forestburgh Property, LLC.	Project Status			
Address Line1	182 DeGraw Street, Unit 3				
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11231	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011506A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Four Goats, LLC.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$8,468.44		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,154.49		
Original Project Code		School Property Tax Exemption	\$19,099.52		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,500,000.00	Total Exemptions	\$32,722.45		
Benefited Project Amount	\$24,000.00	Total Exemptions Net of RPTL Section 485-b	\$32,722.45		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,250.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$5,797.63	\$5,797.63
Not For Profit	No		Local PILOT	\$3,528.85	\$3,528.85
Date Project approved	10/19/2015		School District PILOT	\$13,075.84	\$13,075.84
Did IDA took Title to Property	Yes		Total PILOT	\$22,402.32	\$22,402.32
Date IDA Took Title to Property	12/15/2015		Net Exemptions	\$10,320.13	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Formerly Cannie D's Corner Corp. (48010305A), a Change in Control transferred the project to Four Goats, LLC. The Agency consented to this transfer on 10/19/15. The project is a gas station and associated convenience/retail store and office space. Project located in an Empire Zone so pays full property tax payment. Note with the transfer to Four Goats, LLC the Empire Zone status ended. Project pays a PILOT based on formula set forth in PILOT Agreement.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	4 Shumway Road	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	24,000.00		
City	NEVERSINK	Annualized Salary Range of Jobs to be Created	24,000.00	To: 24,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12765	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	16.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	16.00		
Applicant Name	Four Goats, LLC.				
Address Line1	539 Broadway	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012303A				
Project Type	Lease	State Sales Tax Exemption		\$1,235.40	
Project Name	Homestead LLC & North Branch Cider Mill LLC	Local Sales Tax Exemption		\$1,235.40	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$610.00	
Total Project Amount	\$1,417,000.00	Total Exemptions		\$3,080.80	
Benefited Project Amount	\$1,402,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$12,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	8/14/2023			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	9/1/2023			Net Exemptions	\$3,080.80
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Proposed renovation and redevelopment of North Branch Cider Mill for use as a tourism destination, dining establishment, retail shops, design studio, and residence.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	38 & 44 North Branch Callicoon Center Road	Original Estimate of Jobs to be Created		8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		53,500.00	
City	NORTH BRANCH	Annualized Salary Range of Jobs to be Created		32,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12766	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		5.00	
Applicant Information		Net Employment Change		1.00	
Applicant Name	North Branch Cider Mill LLC & Homestead LLC				
Address Line1	PO Box 186	Project Status			
Address Line2					
City	LIVINGSTON MANOR	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12758	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4801605A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Hudsut, LLC.- Hudson Valley Foie Gras, LLC.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,709.48	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,160.51	
Original Project Code		School Property Tax Exemption	\$26,780.94	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,304,750.00	Total Exemptions	\$40,650.93	
Benefited Project Amount	\$1,804,750.00	Total Exemptions Net of RPTL Section 485-b	\$36,338.45	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$4,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,185.54	\$3,185.54
Not For Profit	No	Local PILOT	\$2,545.51	\$2,545.51
Date Project approved	11/28/2016	School District PILOT	\$11,065.83	\$11,065.83
Did IDA took Title to Property	Yes	Total PILOT	\$16,796.88	\$16,796.88
Date IDA Took Title to Property	11/28/2016	Net Exemptions	\$23,854.05	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	This project involves the adaptive reuse of two buildings, previously occupied by an equipment manufacturer, at the Airport Industrial park. The project seeks to develop value added agricultural products and to increase freezer space for an existing farm. On 4/10/17, a \$400,000 mortgage was approved to facilitate the project.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Airport Road	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,500.00	
City	WHITE LAKE	Annualized Salary Range of Jobs to be Created	37,500.00	To: 37,500.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12786	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Hudsut, LLC.- Marcus Henley	Project Status		
Address Line1	80 Brooks Road			
Address Line2				
City	FERNDAL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12734	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48010303A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Ideal Snacks Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$69,946.65	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$211,307.98	
Original Project Code		School Property Tax Exemption	\$239,858.24	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,200,000.00	Total Exemptions	\$521,112.87	
Benefited Project Amount	\$900,000.00	Total Exemptions Net of RPTL Section 485-b	\$514,121.40	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$57,183.70
Not For Profit	No		Local PILOT	\$172,751.28
Date Project approved	11/12/2002		School District PILOT	\$196,092.05
Did IDA took Title to Property	Yes		Total PILOT	\$426,027.03
Date IDA Took Title to Property	8/8/2003		Net Exemptions	\$95,085.84
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	Expansion of an existing manufacturing facility for the production of food products. Most of the parcels involved in this project are located in an Empire Zone and 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.			
Location of Project		# of FTEs before IDA Status	50.00	
Address Line1	89 Mill Street	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	LIBERTY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	50.00	
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00	
Province/Region		Current # of FTEs	490.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	440.00	
Applicant Name	Ideal Snacks Inc.	Project Status		
Address Line1	89 Mill Street			
Address Line2				
City	LIBERTY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12754	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011403A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	International Contractors Corp / Jam Two LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$3,391.92		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,710.42		
Original Project Code		School Property Tax Exemption	\$11,782.73		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$510,000.00	Total Exemptions	\$17,885.07		
Benefited Project Amount	\$510,000.00	Total Exemptions Net of RPTL Section 485-b	\$17,885.07		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$1,753.97	\$1,753.97
Not For Profit	No		Local PILOT	\$1,401.57	\$1,401.57
Date Project approved	9/30/2014		School District PILOT	\$6,092.88	\$6,092.88
Did IDA took Title to Property	Yes		Total PILOT	\$9,248.42	\$9,248.42
Date IDA Took Title to Property	10/1/2014		Net Exemptions	\$8,636.65	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Adaptive reuse of an existing building at an industrial park for relocating an existing roofing business that must relocate because of business operation and zoning reasons. Previous PILOT at site was amended and reinstated. PILOT started in 2015.				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	46 Industrial Park Road	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	WHITE LAKE	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	12786	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	7.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	International Contractors Corp. / Jam Two LLC				
Address Line1	46 Industrial Park Road	Project Status			
Address Line2					
City	WHITE LAKE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12786	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011203A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Loughlin & Billig, PC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,203.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,800.09	
Original Project Code		School Property Tax Exemption	\$4,486.59	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$329,000.00	Total Exemptions	\$12,490.27	
Benefited Project Amount	\$300,000.00	Total Exemptions Net of RPTL Section 485-b	\$12,490.27	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$4,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,677.80	\$1,677.80
Not For Profit	No	Local PILOT	\$4,416.16	\$4,416.16
Date Project approved	7/18/2012	School District PILOT	\$3,416.07	\$3,416.07
Did IDA took Title to Property	Yes	Total PILOT	\$9,510.03	\$9,510.03
Date IDA Took Title to Property	7/24/2012	Net Exemptions	\$2,980.24	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Rehabilitation of a vacant building on Broadway into functional office space. PILOT begins in 2014. In late 2020 the IDA amended the terms of the PILOT Agreement, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21.			
Location of Project		# of FTEs before IDA Status	30.00	
Address Line1	461 Broadway	Original Estimate of Jobs to be Created	15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	35,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	30.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-15.00	
Applicant Name	Loughlin & Billig, PC			
Address Line1	461 Broadway	Project Status		
Address Line2				
City	MONTICELLO	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12701	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012304A				
Project Type	Lease	State Sales Tax Exemption		\$11,000.00	
Project Name	M E P Wholesalers Corp. & Gibbers Estates LLC	Local Sales Tax Exemption		\$11,000.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$21,000.00	
Total Project Amount	\$2,525,000.00	Total Exemptions		\$43,000.00	
Benefited Project Amount	\$2,450,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	11/13/2023			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/7/2023			Net Exemptions	\$43,000.00
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	construction of an approximately 15,000 square foot building to include a heating, ventilation, air conditioning, and electrical supply retail sales facility with accessory office and warehousing space.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	La Vista Drive	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		68,000.00	
City	SOUTH FALLSBURG	Annualized Salary Range of Jobs to be Created		55,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12779	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		5.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	M E P Wholesalers Corp. and Gibbers Estates LLC				
Address Line1	37 Gafen Lane	Project Status			
Address Line2					
City	KIAMESHA LAKE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12751	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012006A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	MHC 83 (HW PORTFOLIO) LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$25,292.99	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$27,546.78	
Original Project Code	48010306A	School Property Tax Exemption	\$86,733.69	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,900,000.00	Total Exemptions	\$139,573.46	
Benefited Project Amount	\$6,675,000.00	Total Exemptions Net of RPTL Section 485-b	\$135,112.51	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$2,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$16,498.09	\$16,498.09
Not For Profit	No	Local PILOT	\$17,968.19	\$17,968.19
Date Project approved	7/31/2020	School District PILOT	\$56,574.56	\$56,574.56
Did IDA took Title to Property	Yes	Total PILOT	\$91,040.84	\$91,040.84
Date IDA Took Title to Property	8/26/2020	Net Exemptions	\$48,532.62	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Acquisition of existing storage facility and office space. See original project code 48010306A. The original project code was closed out as of 12/31/20 and beginning in 2021 all project information is reported under 48012006A.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1695 State Route 52	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	LIBERTY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	MHC 83 (HW Portfolio) LLC			
Address Line1	41 Flatbush Ave.	Project Status		
Address Line2				
City	BROOKLYN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11217	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010403A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Mamma Says Inc / Kinnelon Properties LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$31,106.65		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,905.30		
Original Project Code		School Property Tax Exemption	\$104,347.34		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,500,000.00	Total Exemptions	\$148,359.29		
Benefited Project Amount	\$2,550,000.00	Total Exemptions Net of RPTL Section 485-b	\$148,359.29		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$4,500.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$22,396.79	\$22,396.79
Not For Profit	No		Local PILOT	\$9,291.82	\$9,291.82
Date Project approved	10/12/2004		School District PILOT	\$75,130.08	\$75,130.08
Did IDA took Title to Property	Yes		Total PILOT	\$106,818.69	\$106,818.69
Date IDA Took Title to Property	10/24/2004		Net Exemptions	\$41,540.60	
Year Financial Assistance is Planned to End	2015	Project Employment Information			
Notes	Renovation and equipping of a 53,000 sq ft manufacturing facility for food production. Project is in an Empire Zone and pays full taxes. On 12/31/2010, a Change-In-Control was executed that transferred the project to Nonni's Acquisition Company that resulted in a new PILOT agreement with payments until 2024.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1243 Old Route 17	Original Estimate of Jobs to be Created	14.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	FERNDALÉ	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12734	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	50.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	50.00		
Applicant Name	Nonni's Food Company Inc / Mamma Says				
Address Line1	One Westbrook Corporation Center	Project Status			
Address Line2					
City	WESTCHESTER	Current Year Is Last Year for Reporting			
State	IL	There is no Debt Outstanding for this Project			
Zip - Plus4	60154	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012301A				
Project Type	Lease	State Sales Tax Exemption		\$132,061.10	
Project Name	Maude Crawford Realty, LLC & Bridgeville Ski Co., Inc. dba Holiday Mountain	Local Sales Tax Exemption		\$132,061.10	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$50,000.00	
Total Project Amount	\$5,000,000.00	Total Exemptions		\$314,122.20	
Benefited Project Amount	\$5,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,300.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds					
Not For Profit	No	County PILOT		\$0.00	\$0.00
Date Project approved	4/25/2023	Local PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	School District PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/31/2023	Total PILOT		\$0.00	\$0.00
Year Financial Assistance is Planned to End	2039	Net Exemptions		\$314,122.20	
Notes	Acquisition and rehabilitation of Holiday Mountain Ski & Fun Park.				
Location of Project		# of FTEs before IDA Status		8.00	
Address Line1	99 Holiday Mountain Road	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		18,500.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		9,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained		8.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		18,500.00	
Province/Region		Current # of FTEs		5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		20.00	
Applicant Information		Net Employment Change		-3.00	
Applicant Name	Bridgeville Ski Company, Inc. d/b/a Holiday Mtn & Maude Crawford Realty, LLC				
Address Line1	PO Box 1388	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011602A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Metallized Carbon Corporation	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$8,369.99		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,244.04		
Original Project Code		School Property Tax Exemption	\$17,209.25		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,940,212.00	Total Exemptions	\$35,823.28		
Benefited Project Amount	\$3,727,712.00	Total Exemptions Net of RPTL Section 485-b	\$27,687.02		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$1,961.14	\$1,961.14	
Not For Profit		Local PILOT	\$2,400.33	\$2,400.33	
Date Project approved	6/20/2016	School District PILOT	\$4,032.23	\$4,032.23	
Did IDA took Title to Property	Yes	Total PILOT	\$8,393.70	\$8,393.70	
Date IDA Took Title to Property	7/1/2016	Net Exemptions	\$27,429.58		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Expansion project into Sullivan County that manufactures engineered carbon/graphite products. Project involves the acquisition of unimproved land in the Glen Wild Wild Industrial Park and improvements to accommodate a metal fabrication business and storage of manufactured products.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Metallized Carbon Corporation	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	FALLSBURG	Annualized Salary Range of Jobs to be Created	0.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12733	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	14.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	14.00		
Applicant Name	Metallized Carbon Corp.- Michael Moles				
Address Line1	19 South Water Street	Project Status			
Address Line2					
City	OSSINING	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10562	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010702A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Millennium Pipeline Company LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$216,761.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$325,140.00		
Original Project Code		School Property Tax Exemption	\$922,538.00		
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$60,000,000.00	Total Exemptions	\$1,464,439.00		
Benefited Project Amount	\$45,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,464,439.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$240,097.84	\$240,097.84
Not For Profit	No		Local PILOT	\$162,061.08	\$162,061.08
Date Project approved	12/19/2006		School District PILOT	\$444,516.90	\$444,516.90
Did IDA took Title to Property	Yes		Total PILOT	\$846,675.82	\$846,675.82
Date IDA Took Title to Property	6/19/2007		Net Exemptions	\$617,763.18	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Replacement of an existing gas pipeline with a larger pipe along a 35 mile portion of the company's 182 natural gas line traversing Steuben, Chemung, Tioga, Broome, Delaware, Sullivan, Orange, and Rockland counties. (Numbers listed are for the Sullivan County portion only.)				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	One Blue Hill Plaza	Original Estimate of Jobs to be Created	17.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	PEARL RIVER	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10965	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Millennium Pipeline Company LLC	Project Status			
Address Line1	One Blue Hill Plaza, 7th Floor				
Address Line2					
City	PEARL RIVER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10965	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011002A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Mogenavland - Town of Bethel	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$48,368.09		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,650.10		
Original Project Code		School Property Tax Exemption	\$99,270.24		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,500,000.00	Total Exemptions	\$186,288.43		
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b	\$186,288.43		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$2,500.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$18,246.86	\$18,246.86
Not For Profit	No		Local PILOT	\$14,580.75	\$14,580.75
Date Project approved	12/8/2009		School District PILOT	\$37,449.70	\$37,449.70
Did IDA took Title to Property	Yes		Total PILOT	\$70,277.31	\$70,277.31
Date IDA Took Title to Property	8/31/2010		Net Exemptions	\$116,011.12	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Bringing a tax exempt camp back on the tax rolls. PILOT payments started in 2015.				
Location of Project		# of FTEs before IDA Status	9.00		
Address Line1	169 Layman Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00		
City	SWAN LAKE	Annualized Salary Range of Jobs to be Created	20,000.00	To: 20,000.00	
State	NY	Original Estimate of Jobs to be Retained	9.00		
Zip - Plus4	12783	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	20,000.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-1.00		
Applicant Name	Mogenavland, Camp Heller, Sternberg Inc	Project Status			
Address Line1	Room 1019				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10010	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011003A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Mogenavland - Town of Tusten	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$29,269.79	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$20,127.66	
Original Project Code		School Property Tax Exemption	\$51,510.50	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,500,000.00	Total Exemptions	\$100,907.95	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b	\$100,907.55	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$2,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$8,543.85	\$8,543.85
Not For Profit	No	Local PILOT	\$5,875.26	\$5,875.26
Date Project approved	12/8/2009	School District PILOT	\$15,035.92	\$15,035.92
Did IDA took Title to Property	Yes	Total PILOT	\$29,455.03	\$29,455.03
Date IDA Took Title to Property	8/31/2010	Net Exemptions	\$71,452.92	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Bringing a tax exempt camp back on the tax rolls. PILOT payments started in 2015.			
Location of Project		# of FTEs before IDA Status	9.00	
Address Line1	97 Camp Utopia Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00	
City	NARROWSBURG	Annualized Salary Range of Jobs to be Created	20,000.00	To: 20,000.00
State	NY	Original Estimate of Jobs to be Retained	9.00	
Zip - Plus4	12764	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	20,000.00	
Province/Region		Current # of FTEs	82.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	73.00	
Applicant Name	Mogenavland LLC			
Address Line1	Apt 3C	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10022	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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

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Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011402A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Monticello Raceway Management Inc / Montreign Operating Company LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,745,393.45	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$756,487.61	
Original Project Code	48011301A	School Property Tax Exemption	\$3,553,689.94	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$365,000,000.00	Total Exemptions	\$6,055,571.00	
Benefited Project Amount	\$365,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$4,256,406.83	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$7,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$417,904.07
Not For Profit	No		Local PILOT	\$181,127.79
Date Project approved	9/3/2014		School District PILOT	\$850,869.17
Did IDA took Title to Property	Yes		Total PILOT	\$1,449,901.03
Date IDA Took Title to Property	9/5/2014		Net Exemptions	\$4,605,669.97
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Casino resort. 1/9/17: \$500,000 mortgage approved to facilitate the project. 5/18/17: \$35,000,000 mortgage approved. 8/28/20: IDA approved a mortgage refinance not to exceed \$330,000,000. 12/14/20: 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. 2021: IDA approved a mortgage refinance not to exceed \$505,000,000. 2022: IDA approved a mortgage refinance not to exceed \$375,000,000, the Empire Resorts Real Estate I, LLC project, and the Empire Resorts Real Estate II, LLC project. 2023: IDA approved an extension of the PILOT benefit period and extension of the PILOT, Lease, and Leaseback term. Starting in 2024 information will be reported under a new OSC number, 48011402B. 2023 is last reporting year for 48011402A.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Thompsonville Road / Joyland Road	Original Estimate of Jobs to be Created	1,050.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	30,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	1,137.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1,137.00	
Applicant Name	Monticello Raceway Management / Montreign Operating Company LLC			
Address Line1	204 Route 17B	Project Status		
Address Line2				
City	MONTICELLO	Current Year Is Last Year for Reporting	Yes	

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State	NY	There is no Debt Outstanding for this Project	Yes
Zip - Plus4	12701	IDA Does Not Hold Title to the Property	Yes
Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011402B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Montreign Operating Company, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48011402A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$600,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$600,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$166,250.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	10/16/2023			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	9/5/2014			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Casino resort. 1/9/17: \$500,000 mortgage approved to facilitate the project. 5/18/17: \$35,000,000 mortgage approved. 8/28/20: IDA approved a mortgage refinance not to exceed \$330,000,000. 12/14/20: 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. 2021: IDA approved a mortgage refinance not to exceed \$505,000,000. 2022: IDA approved a mortgage refinance not to exceed \$375,000,000, the Empire Resorts Real Estate I, LLC project, and the Empire Resorts Real Estate II, LLC project. 2023: IDA approved an extension of the PILOT benefit period and extension of the PILOT, Lease, and Leaseback term. Starting in 2024 information will be reported under a new OSC number, 48011402B. 2023 is last reporting year for 48011402A.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	888 Resorts World Drive	Original Estimate of Jobs to be Created		1,050.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		30,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Montreign Operating Company, LLC				
Address Line1	204 State Route 17B	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12701	IDA Does Not Hold Title to the Property			

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012210A				
Project Type	Lease	State Sales Tax Exemption		\$15,630.86	
Project Name	Mountain Kosher Grocery	Local Sales Tax Exemption		\$15,630.87	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$35,000.00	
Total Project Amount	\$8,000,000.00	Total Exemptions		\$66,261.73	
Benefited Project Amount	\$6,400,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$4,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	12/12/2022			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/14/2022			Net Exemptions	\$66,261.73
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Construction of a new 27,000 square foot grocery store. PILOT payments begin in 2024.				
Location of Project		# of FTEs before IDA Status		13.00	
Address Line1	286 East Broadway	Original Estimate of Jobs to be Created		7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		49,400.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		31,200.00	To: 67,600.00
State	NY	Original Estimate of Jobs to be Retained		13.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		12,350.00	
Province/Region		Current # of FTEs		19.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		6.00	
Applicant Name	Mountain Kosher Food Corp. & 286 EB LLC	Project Status			
Address Line1	1179 E. 17th Street				
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11230	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012005A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Bethel I LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,330,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$7,913,500.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$8,480.76
Not For Profit	No			Local PILOT	\$6,776.82
Date Project approved	8/10/2020			School District PILOT	\$17,405.82
Did IDA took Title to Property	Yes			Total PILOT	\$32,663.40
Date IDA Took Title to Property	8/11/2020			Net Exemptions	-\$32,663.40
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Construction of an approximately 4.4 MW solar photo-voltaic electricity generating facility. Upon completion of the facility's construction, the project will be exempt from real property taxes under Section 487 of the NYS RPTL for a period of fifteen years. The company has committed to make PILOT payments during this period.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	2017 State Route 17B	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	BETHEL	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Bethel I, LLC				
Address Line1	140 East 45th Street	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10017	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011703A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware I, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,653,665.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$98,556.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,738.12	\$5,738.12
Not For Profit	No	Local PILOT		\$4,354.34	\$4,354.34
Date Project approved	3/14/2017	School District PILOT		\$9,907.54	\$9,907.54
Did IDA took Title to Property	Yes	Total PILOT		\$20,000.00	\$20,000.00
Date IDA Took Title to Property	11/1/2017	Net Exemptions		-\$20,000.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project is exempt by New York State RPTL 487. The Company made a commitment to making a PILOT.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Baer Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	CALLICOON	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Delaware I, LLC.	Project Status			
Address Line1	1460 Broadway, 5th Floor				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10036	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011709A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware II, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,060,474.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,060,474.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$3,959.30	\$3,959.30
Not For Profit	No		Local PILOT	\$3,004.50	\$3,004.50
Date Project approved	12/11/2017		School District PILOT	\$6,836.20	\$6,836.20
Did IDA took Title to Property	No		Total PILOT	\$13,800.00	\$13,800.00
Date IDA Took Title to Property			Net Exemptions	-\$13,800.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project is exempt under NYS RPTL 487 for a period of fifteen years. The project made a commitment to making PILOT payments during this period. Due to a billing error in 2020, the project overpaid its 2020 PILOT payment. This error was corrected in 2021, when the IDA reduced the 2021 PILOT bill by the amount of the 2020 overpayment.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	309 Hospital Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Delaware II, LLC.	Project Status			
Address Line1	33 Irving Place, Suite 1090				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011902A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware III, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,683,050.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,808,050.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,738.12	\$5,738.12
Not For Profit	No	Local PILOT		\$4,354.34	\$4,354.34
Date Project approved	6/10/2019	School District PILOT		\$9,907.54	\$9,907.54
Did IDA took Title to Property	Yes	Total PILOT		\$20,000.00	\$20,000.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions		-\$20,000.00	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Construction of an approximately 2MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (c) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	CALLICOON	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Delaware III, LLC.	Project Status			
Address Line1	33 Irving Place, Suite 1090				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011903A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware IV, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,683,050.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,808,050.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,738.11		\$5,738.11
Not For Profit	No	Local PILOT	\$4,354.35		\$4,354.35
Date Project approved	6/10/2019	School District PILOT	\$9,907.54		\$9,907.54
Did IDA took Title to Property	Yes	Total PILOT	\$20,000.00		\$20,000.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions	-\$20,000.00		
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Construction of an approximately 1.968MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. The project is exempt for 15 years under RPTL 487 but has committed to making PILOT payments during this period.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Delaware IV, LLC.	Project Status			
Address Line1	33 Irving Place, Suite 1090				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011904A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware V, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,683,050.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,808,050.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,590.49		\$4,590.49
Not For Profit	No	Local PILOT	\$3,483.48		\$3,483.48
Date Project approved	6/10/2019	School District PILOT	\$7,926.03		\$7,926.03
Did IDA took Title to Property	Yes	Total PILOT	\$16,000.00		\$16,000.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions	-\$16,000.00		
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Construction of an approximately 1.968MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Delaware V, LLC.	Project Status			
Address Line1	33 Irving Place, Suite 1090				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	480105A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Delaware VI, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,683,050.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$875,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds					
Not For Profit	No	County PILOT		\$5,738.11	\$5,738.11
Date Project approved	6/10/2019	Local PILOT		\$4,354.35	\$4,354.35
Did IDA took Title to Property	Yes	School District PILOT		\$9,907.54	\$9,907.54
Date IDA Took Title to Property	6/10/2019	Total PILOT		\$20,000.00	\$20,000.00
Year Financial Assistance is Planned to End	2040	Net Exemptions		-\$20,000.00	
Notes	Construction of an approximately 2MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	CALLICOON	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Delaware VI, LLC.				
Address Line1	33 Irving Place, Suite 1090	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011708A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Liberty I, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,653,665.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,653,665.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,624.32		\$3,624.32
Not For Profit		Local PILOT	\$3,947.28		\$3,947.28
Date Project approved	8/23/2017	School District PILOT	\$12,428.40		\$12,428.40
Did IDA took Title to Property	Yes	Total PILOT	\$20,000.00		\$20,000.00
Date IDA Took Title to Property	8/23/2017	Net Exemptions	-\$20,000.00		
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project is exempt from payment of real property taxes for 15 years under NYS RPTL Section 487. The project has made a commitment to making PILOT payments during this time period.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Kelly Bridge Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Liberty I, LLC.	Project Status			
Address Line1	33 Irving Place, Suite 1090				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012207A				
Project Type	Lease	State Sales Tax Exemption		\$7,437.50	
Project Name	NY Liberty II, LLC	Local Sales Tax Exemption		\$7,437.50	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$3,875,000.00	Total Exemptions		\$14,875.00	
Benefited Project Amount	\$3,681,250.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	7/11/2022			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	10/1/2022			Net Exemptions	\$14,875.00
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	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. During 2023 the PILOT Agreement was amended to amend the annual PILOT payment amount. No other terms of the project agreements have changed.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Harris Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	FERNDALE	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12734	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Liberty II, LLC	Project Status			
Address Line1	140 East 45th Street				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10017	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012204A				
Project Type	Lease	State Sales Tax Exemption	\$10,240.50		
Project Name	NY Mamakating I, LLC	Local Sales Tax Exemption	\$10,240.50		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$76,750.00		
Total Project Amount	\$5,812,500.00	Total Exemptions	\$97,231.00		
Benefited Project Amount	\$5,521,875.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	5/9/2022		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/13/2022		Net Exemptions	\$97,231.00	
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	Construction of an approximately 3MWac solar photovoltaic electricity generating facility that will be interconnected to the Orange and Rockland electrical grid. Project consists of racking to mount the solar modules, solar modules, inverters and transformers, and 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. PILOT payments expected to begin in 2025.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Barone Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	WURTSBORO	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	78.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Mamakating I, LLC				
Address Line1	560 Davis Street, Suite 250	Project Status			
Address Line2					
City	SAN FRANCISCO	Current Year Is Last Year for Reporting			
State	CA	There is no Debt Outstanding for this Project			
Zip - Plus4	94111	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011710A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Thompson I, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,715,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,715,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,764.59	\$5,764.59
Not For Profit	No	Local PILOT		\$2,498.48	\$2,498.48
Date Project approved	12/11/2017	School District PILOT		\$11,736.93	\$11,736.93
Did IDA took Title to Property	No	Total PILOT		\$20,000.00	\$20,000.00
Date IDA Took Title to Property		Net Exemptions		-\$20,000.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project is exempt under NYS RPTL 487 for a period of 15 years. The project has committed to making PILOT payments during this time period.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Sackett Lake Road	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	NY Thompson I, LLC.	Project Status			
Address Line1	33 Irving Place, 10th Floor				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011711A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Thompson II, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,285,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,285,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,026.41		\$3,026.41
Not For Profit	No	Local PILOT	\$1,311.70		\$1,311.70
Date Project approved	12/11/2017	School District PILOT	\$6,161.89		\$6,161.89
Did IDA took Title to Property	No	Total PILOT	\$10,500.00		\$10,500.00
Date IDA Took Title to Property		Net Exemptions	-\$10,500.00		
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project 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.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Sackett Lake Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Thompson II, LLC.	Project Status			
Address Line1	33 Irving Place, 10th Floor				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012203A				
Project Type	Lease	State Sales Tax Exemption	\$13,555.83		
Project Name	NY Thompson III, LLC	Local Sales Tax Exemption	\$13,555.83		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$7,750,000.00	Total Exemptions	\$27,111.66		
Benefited Project Amount	\$7,362,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	4/11/2022		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/1/2022		Net Exemptions	\$27,111.66	
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	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. During 2023 the PILOT Agreement was amended to amend the annual PILOT payment amount. No other terms of the project agreements have changed.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1283 Old Route 17	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	HARRIS	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12742	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	45.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Thompson III, LLC				
Address Line1	315 Post Road West	Project Status			
Address Line2					
City	WESTPORT	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06880	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011901A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NY Tusten I, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,765,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,915,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,801.28	\$5,801.28	
Not For Profit	No	Local PILOT	\$3,989.31	\$3,989.31	
Date Project approved	4/8/2019	School District PILOT	\$10,209.41	\$10,209.41	
Did IDA took Title to Property	Yes	Total PILOT	\$20,000.00	\$20,000.00	
Date IDA Took Title to Property	4/8/2019	Net Exemptions	-\$20,000.00		
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Construction of an approximately 1.968MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. This project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Woodoak Drive	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	NARROWSBURG	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12764	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Tusten I, LLC.	Project Status			
Address Line1	33 Irving Place, Suite 1090				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10003	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010507A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Peck's Market of Jeffersonville	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,545.56	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,553.33	
Original Project Code		School Property Tax Exemption		\$13,162.96	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$880,000.00	Total Exemptions		\$28,261.85	
Benefited Project Amount	\$660,000.00	Total Exemptions Net of RPTL Section 485-b		\$28,261.85	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$5,628.87
Not For Profit	No			Local PILOT	\$5,634.67
Date Project approved	7/12/2005			School District PILOT	\$9,819.36
Did IDA took Title to Property	Yes			Total PILOT	\$21,082.90
Date IDA Took Title to Property	9/8/2005			Net Exemptions	\$7,178.95
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Expansion and renovation of an existing grocery store in the Village of Jeffersonville.				
Location of Project		# of FTEs before IDA Status	8.00		
Address Line1	P.O. Box 593	Original Estimate of Jobs to be Created	8.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	JEFFERSONVILLE	Annualized Salary Range of Jobs to be Created	25,000.00	To:	25,000.00
State	NY	Original Estimate of Jobs to be Retained	8.00		
Zip - Plus4	12748	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	28.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	20.00		
Applicant Name	Peck's Market of Jeffersonville	Project Status			
Address Line1	P.O. Box 593				
Address Line2					
City	JEFFERSONVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12748	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010802A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Pestech Exterminating Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$3,287.68		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,580.64		
Original Project Code		School Property Tax Exemption	\$11,273.98		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$675,000.00	Total Exemptions	\$18,142.30		
Benefited Project Amount	\$675,000.00	Total Exemptions Net of RPTL Section 485-b	\$18,142.30		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$750.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$2,712.34	\$2,712.34
Not For Profit	No		Local PILOT	\$2,954.02	\$2,954.02
Date Project approved	6/19/2008		School District PILOT	\$9,301.03	\$9,301.03
Did IDA took Title to Property	Yes		Total PILOT	\$14,967.39	\$14,967.39
Date IDA Took Title to Property	6/19/2008		Net Exemptions	\$3,174.91	
Year Financial Assistance is Planned to End	2019	Project Employment Information			
Notes	New construction for office and warehouse space. On 4/10/17 a \$250,000 mortgage was approved to facilitate the project. Please note data entry error in year financial assistance is planned to end: planned end year is 2029 and not 2019.				
Location of Project		# of FTEs before IDA Status	10.00		
Address Line1	P.O. Box 391	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	LIBERTY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	10.00		
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-10.00		
Applicant Name	Pestech Exterminating Inc.				
Address Line1	P.O. Box 391	Project Status			
Address Line2					
City	LIBERTY	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12754	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012001a				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Psychedelic Solar LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,639,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$6,175,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	3/9/2020			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	12/1/2020			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2041			Project Employment Information	
Notes	Construction of an approximately 2.7 MW solar photo-voltaic electricity generating facility. Upon completion of the facility's construction, project will be exempt from real property taxes for fifteen years, under Section 487 of the NYS Real Property Tax Law. Project has committed to make PILOT payments during this time period.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	608-636 Old White Lake Turnpike	Original Estimate of Jobs to be Created		1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		20,000.00	
City	SWAN LAKE	Annualized Salary Range of Jobs to be Created		20,000.00	To: 20,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12783	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Psychedelic Solar LLC				
Address Line1	400 Market Industrial Park				
Address Line2					
City	WAPPINGERS FALLS	Project Status			
State	NY	Current Year Is Last Year for Reporting			
Zip - Plus4	12590	There is no Debt Outstanding for this Project			
Province/Region		IDA Does Not Hold Title to the Property			
Country	USA	The Project Receives No Tax Exemptions			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012004A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	RGG Realty LLC/ Columbia Ice and Cold Storage	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,433.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,564.74	
Original Project Code		School Property Tax Exemption	\$15,134.07	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,452,750.00	Total Exemptions	\$42,131.90	
Benefited Project Amount	\$1,332,750.00	Total Exemptions Net of RPTL Section 485-b	\$42,131.90	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$3,600.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,756.87	\$3,756.87
Not For Profit	No	Local PILOT	\$9,888.48	\$9,888.48
Date Project approved	7/13/2020	School District PILOT	\$7,649.12	\$7,649.12
Did IDA took Title to Property	Yes	Total PILOT	\$21,294.47	\$21,294.47
Date IDA Took Title to Property	11/17/2020	Net Exemptions	\$20,837.43	
Year Financial Assistance is Planned to End	2041	Project Employment Information		
Notes	Renovation of an existing approximately 22,000 square foot building to include an ice distribution facility with associated office space and break room. First PILOT due 2/1/22.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	33 Plaza Drive	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,800.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	42,800.00	To: 42,800.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	RGG Realty LLC	Project Status		
Address Line1	171 E Industry Court			
Address Line2				
City	DEER PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11729	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011505A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	RJ Baker Corp. / Beaverkill Studio	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$3,126.41		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,405.00		
Original Project Code		School Property Tax Exemption	\$10,720.96		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,820,000.00	Total Exemptions	\$17,252.37		
Benefited Project Amount	\$1,820,000.00	Total Exemptions Net of RPTL Section 485-b	\$15,988.43		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$5,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$1,750.94	\$1,750.94
Not For Profit	No		Local PILOT	\$1,906.96	\$1,906.96
Date Project approved	12/14/2015		School District PILOT	\$6,004.26	\$6,004.26
Did IDA took Title to Property	No		Total PILOT	\$9,662.16	\$9,662.16
Date IDA Took Title to Property			Net Exemptions	\$7,590.21	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Continued renovation and equipping of a recording studio and the reuse of an existing adjoining restaurant that combines lodging with film and media production. PILOT starts in 2017. Please note that the Annual Lease Payment does not reflect the true value. The Annual Lease payment is \$1,500.00. On 11/9/20 the IDA approved an amendment to the PILOT terms, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21.				
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	36/38 Main Street	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	PARKSVILLE	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	12768	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	RJ Baker Corp.				
Address Line1	437 East 9th Street	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10009	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48010506A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Regency Manor Senior Housing LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$24,287.17	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$63,926.58	
Original Project Code		School Property Tax Exemption	\$49,449.64	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,250,000.00	Total Exemptions	\$137,663.39	
Benefited Project Amount	\$5,437,500.00	Total Exemptions Net of RPTL Section 485-b	\$137,663.39	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,603.86	\$2,603.86
Not For Profit	No	Local PILOT	\$6,853.67	\$6,853.67
Date Project approved	2/26/2005	School District PILOT	\$5,301.57	\$5,301.57
Did IDA took Title to Property	Yes	Total PILOT	\$14,759.10	\$14,759.10
Date IDA Took Title to Property	11/10/2005	Net Exemptions	\$122,904.29	
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes	Construction of affordable senior housing complex consisting of 75 units in the Village of Monticello.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Sturgis Road	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	45,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Regency Manor Senior Housing LLC			
Address Line1	1 Crescent Avenue	Project Status		
Address Line2				
City	WARWICK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10990	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011503A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Rock Meadow Partners, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$12,592.72	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,659.51	
Original Project Code		School Property Tax Exemption	\$22,161.33	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,287,000.00	Total Exemptions	\$43,413.56	
Benefited Project Amount	\$1,287,000.00	Total Exemptions Net of RPTL Section 485-b	\$43,371.13	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$6,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$2,539.93
Not For Profit	No		Local PILOT	\$1,746.62
Date Project approved	6/30/2015		School District PILOT	\$4,469.93
Did IDA took Title to Property	Yes		Total PILOT	\$8,756.48
Date IDA Took Title to Property	7/1/2015		Net Exemptions	\$34,657.08
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	Acquiring and redeveloping the former Narrowsburg Central School. Tenants to be determined. PILOT to start 2017. During 2023 IDA approved a First Amendment to Lease and First Amended PILOT. At this time all project parcels except the Narrowsburg School parcel were re-conveyed from IDA to the project company. Under the 2023 First Amended PILOT, IDA will only provide benefits relating to the Narrowsburg School parcel. Because fewer parcels are now involved, under the First Amendment to Lease the annual lease payment has been reduced from \$6,000 to \$2,000.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	23 Erie Avenue, Kirk Road, Route 97	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	NARROWSBURG	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12764	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	Rock Meadow Partners LLC			
Address Line1	30 Essex Place	Project Status		
Address Line2				
City	BRONXVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10708	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010604A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Rolling V Bus Corp. / Dimifini Group, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,607.58	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$6,863.39	
Original Project Code		School Property Tax Exemption		\$15,887.63	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$330,000.00	Total Exemptions		\$28,358.60	
Benefited Project Amount	\$247,500.00	Total Exemptions Net of RPTL Section 485-b		\$28,358.59	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$3,780.21
Not For Profit	No			Local PILOT	\$4,626.78
Date Project approved	6/13/2006			School District PILOT	\$10,710.25
Did IDA took Title to Property	Yes			Total PILOT	\$19,117.24
Date IDA Took Title to Property	9/1/2006			Net Exemptions	\$9,241.36
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Expansion of an existing building to be used as office space for this transportation company. Project took property off of tax exempt list and put it back paying taxes through a PILOT. In 2016 the project entities reorganized and the lease was assigned to Dimifini-Fallsburg, LLC.				
Location of Project		# of FTEs before IDA Status		68.00	
Address Line1	P.O. Box 110	Original Estimate of Jobs to be Created		4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	SOUTH FALLSBURG	Annualized Salary Range of Jobs to be Created		30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained		68.00	
Zip - Plus4	12779	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		30,000.00	
Province/Region		Current # of FTEs		327.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		259.00	
Applicant Name	Rolling V Bus Corp. / Dimifini Group, Inc.	Project Status			
Address Line1	P.O. Box 110				
Address Line2					
City	SOUTH FALLSBURG	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12779	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012002A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Rosemond Solar	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,790,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$3,915,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,163.81	\$3,163.81
Not For Profit	No	Local PILOT	\$3,872.34	\$3,872.34
Date Project approved	3/9/2020	School District PILOT	\$8,963.85	\$8,963.85
Did IDA took Title to Property	Yes	Total PILOT	\$16,000.00	\$16,000.00
Date IDA Took Title to Property	6/1/2020	Net Exemptions	-\$16,000.00	
Year Financial Assistance is Planned to End	2041	Project Employment Information		
Notes	Construction of an approximately 2 MW solar photo-voltaic electricity generating facility. Under Section 487 of the NYS Real Property Tax Law, the project will be exempt from real property taxes for a fifteen-year period following completion of the solar array. The project has committed to making PILOT payments during this period.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	191 Rosemond Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	WOODRIDGE	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12789	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Rosemond Solar, LLC			
Address Line1	140 East 45th Street	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10017	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4801607B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	SPT Ivey 61 Emerald NY MOB, LLC/ Crystal Run Healthcare, LLP.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$162,462.02	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$70,414.21	
Original Project Code	4801607A	School Property Tax Exemption	\$330,779.09	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,000,000.00	Total Exemptions	\$563,655.32	
Benefited Project Amount	\$8,050,000.00	Total Exemptions Net of RPTL Section 485-b	\$563,655.32	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$9,167.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$71,316.93	\$71,316.93
Not For Profit	No	Local PILOT	\$30,910.15	\$30,910.15
Date Project approved	11/28/2016	School District PILOT	\$145,204.09	\$145,204.09
Did IDA took Title to Property	Yes	Total PILOT	\$247,431.17	\$247,431.17
Date IDA Took Title to Property	12/29/2016	Net Exemptions	\$316,224.15	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Formerly GA HC REIT II 61 Emerald NY MOB, LLC. 48010302A, the Agency consented to and authorized the transfer of fee title to SPT IVEY 61 Emerald MOB, LLC. This project consisted of the construction of a 81,000 sq ft Class A medical office facility located in a corporate park. Project is in an Empire Zone and will pay fill property taxes between 2014 and 2018 when it is temporarily on the taxable rolls. On October 21, 2019, the Agency authorized the execution of the Gap Mortgage, Consolidated Amended and Restated Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement by and among the Agency, SPT Ivey 61 Emerald MOB LLC, Citi Real Estate Funding Inc. and Deutsche Bank AG, New York Branch.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	61 Emerald Place	Original Estimate of Jobs to be Created	200.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	ROCK HILL	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12775	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	203.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	203.00	
Applicant Name	SPT Ivey 61 Emerald MOB NY, LLC.- Crystal Run Healthcare			
Address Line1	591 West Putnam Avenue	Project Status		
Address Line2				
City	GREENWICH	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project		

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012101A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	SVG 26 LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$17,777.44	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$14,205.65	
Original Project Code	48010902A	School Property Tax Exemption	\$36,486.27	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,088,316.79	Total Exemptions	\$68,469.36	
Benefited Project Amount	\$2,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$64,619.06	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$2,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$7,715.14
Not For Profit	No		Local PILOT	\$6,165.04
Date Project approved	5/10/2021		School District PILOT	\$15,834.50
Did IDA took Title to Property	Yes		Total PILOT	\$29,714.68
Date IDA Took Title to Property	5/24/2021		Net Exemptions	\$38,754.68
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	In May 2021 SVG 26 LLC acquired the assets of Catskill Distilling Co. Ltd. See former OSC number 48010902A. A new project number, 48012101A, has been assigned for the SVG 26 LLC project. 2021 PILOT and real property tax exemption information is reported under the original Catskill Distilling Co. Ltd. OSC number, 48010902A, as the PILOT payment was paid prior to the execution of the new project documents with SVG 26 LLC. Employment information information for 2021 is reported under both OSC numbers, as both entities reported employees working at the site during the year. Mortgage tax exemption information for 2021 is reported under 48012101A, as SVG 26 LLC utilized the IDA's mortgage tax exemption. 2021 was the last reporting year for 48010902A and all information is reported under 48012101A for 2022 and future years.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2037 State Route 17B	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	BETHEL	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	SVG 26 LLC			
Address Line1	1301 47th Street	Project Status		
Address Line2				
City	BROOKLYN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11219	IDA Does Not Hold Title to the Property		

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012003A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Sullivan County Community College Dormitory Corporation	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$8,100,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$8,100,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,250.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	Yes		Local PILOT	\$0.00	\$0.00
Date Project approved	12/6/2010		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/6/2010		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Acquisition of an approximately 20 acre parcel of land for the construction of a dormitory facility and related improvements to be occupied by students of the Sullivan County Community College, the installation therein of certain furniture and fixtures, machinery, and equipment, the payment of certain startup expenditures incurred or to be incurred in connection with the acquisition, construction, equipping and operation of the described facility, payment of certain costs and expenses incidental to the issuance of the bonds. This organization is a not-for-profit corporation and is exempt from payment of real property taxes.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	48 The Honorable Lawrence H. Cooke Drive	Original Estimate of Jobs to be Created	9.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	LOCH SHELDRAKE	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12759	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Sullivan County Community College Dormitory Corporation				
Address Line1	48 The Honorable Lawrence H. Cooke Drive	Project Status			
Address Line2					
City	LOCH SHELDRAKE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12759	IDA Does Not Hold Title to the Property			

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012305A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Sullivan Glen Wild Corp.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00		
Original Project Code	48011601A	School Property Tax Exemption	\$0.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$5,000.00		
Total Project Amount	\$3,900,000.00	Total Exemptions	\$5,000.00		
Benefited Project Amount	\$3,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	9/11/2023		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/22/2016		Net Exemptions	\$5,000.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	In 2016 IDA approved the BRR Brothers III, LLC and Sullivan County Fabrications, Inc. project (OSC number 48011601A) for the acquisition of a former egg farm and renovation of the existing facilities to accommodate a metal fabrication factory and storage of manufactured products. Late in 2023 the BRR and Sullivan County Fabrications project was assigned to Sullivan Glen Wild Corp. All 2023 employment information, real property tax exemption information, and PILOT information is reported under the original OSC number 48011601A. Mortgage recording tax exemption information is reported under this new OSC number 48012305A. 2023 will be the last reporting year for 48011601A and beginning in 2024 all project information will be reported under this new OSC number 48012305A.				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	Glen Wild Road	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	WOODRIDGE	Annualized Salary Range of Jobs to be Created	0.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	12789	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-3.00		
Applicant Name	Sullivan Glen Wild Corp.	Project Status			
Address Line1	c/o 2040 Victory Boulevard				
Address Line2					
City	STATEN ISLAND	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10314	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012201A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Sunset Lake Local Development Corporation	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$65,880.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$71,750.57	
Original Project Code		School Property Tax Exemption	\$225,913.58	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$33,700,000.00	Total Exemptions	\$363,544.30	
Benefited Project Amount	\$31,838,750.00	Total Exemptions Net of RPTL Section 485-b	\$363,544.30	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$25,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$63,425.71	\$63,425.71
Not For Profit	Yes	Local PILOT	\$69,077.41	\$69,077.41
Date Project approved	2/14/2022	School District PILOT	\$217,496.88	\$217,496.88
Did IDA took Title to Property	Yes	Total PILOT	\$350,000.00	\$350,000.00
Date IDA Took Title to Property	2/25/2022	Net Exemptions	\$13,544.30	
Year Financial Assistance is Planned to End	2043	Project Employment Information		
Notes	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.			
Location of Project		# of FTEs before IDA Status	150.00	
Address Line1	256 Sunset Lake Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	LIBERTY	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	150.00	
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	163.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	13.00	
Applicant Name	Sunset Lake Local Development Corporation			
Address Line1	100 North Street	Project Status		
Address Line2				
City	MONTICELLO	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12701	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011705A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	The Center for Discovery, Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,667,315.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$5,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$4,943.45	\$4,943.45
Not For Profit	Yes		Local PILOT	\$6,050.54	\$6,050.54
Date Project approved	5/8/2017		School District PILOT	\$14,006.01	\$14,006.01
Did IDA took Title to Property	Yes		Total PILOT	\$25,000.00	\$25,000.00
Date IDA Took Title to Property	5/30/2018		Net Exemptions	-\$25,000.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	The Center for Discovery, Inc. project memorialized the Company's commitment to make PILOT payments despite its tax exempt status as a not-for-profit entity, which payments shall benefit the County and certain municipalities and taxing jurisdictions. Project relates to the development of the Hurleyville Arts Centre.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	12 Railroad Avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	HURLEYVILLE	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12747	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	The Center for Discovery, Inc.				
Address Line1	PO Box 840	Project Status			
Address Line2					
City	HARRIS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12742	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012202A				
Project Type	Lease	State Sales Tax Exemption	\$111,735.18		
Project Name	The Lodge at Neversink	Local Sales Tax Exemption	\$111,735.19		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$10,035,000.00	Total Exemptions	\$223,470.37		
Benefited Project Amount	\$9,533,250.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$4,000.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	4/11/2022		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/1/2022		Net Exemptions	\$223,470.37	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Redevelopment of former New Age Health Spa. PILOT payments begin in 2024.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	7491 State Route 55	Original Estimate of Jobs to be Created	43.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	NEVERSINK	Annualized Salary Range of Jobs to be Created	24,960.00	To: 104,832.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12765	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	24.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	FSH Lodge at Neversink, LLC & 7491 State Route 55 Property Co. LLC				
Address Line1	4053 State Route 52	Project Status			
Address Line2					
City	YOUNGSVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12791	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011201A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Theowins / Catskill Brewery	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,441.94	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,649.19	
Original Project Code		School Property Tax Exemption	\$16,551.91	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,000,000.00	Total Exemptions	\$30,643.04	
Benefited Project Amount	\$605,000.00	Total Exemptions Net of RPTL Section 485-b	\$30,643.04	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$2,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,992.84	\$2,992.84
Not For Profit	No	Local PILOT	\$2,674.03	\$2,674.03
Date Project approved	3/27/2012	School District PILOT	\$6,656.50	\$6,656.50
Did IDA took Title to Property	Yes	Total PILOT	\$12,323.37	\$12,323.37
Date IDA Took Title to Property	4/30/2012	Net Exemptions	\$18,319.67	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Constructing and equipping of a new brewery and related office space in Livingston Manor, NY. PILOT starts in 2014.			
Location of Project		# of FTEs before IDA Status	5.00	
Address Line1	672 Old Route 17	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00	
City	LIVINGSTON MANOR	Annualized Salary Range of Jobs to be Created	40,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	5.00	
Zip - Plus4	12758	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,000.00	
Province/Region		Current # of FTEs	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	Theowins, LLC, Catskill Brewery, LLC.	Project Status		
Address Line1	190 Mary Smith Hill Road			
Address Line2				
City	LIVINGSTON MANOR	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12758	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011303A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Veria Lifestyle Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$92,955.57		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,288.76		
Original Project Code		School Property Tax Exemption	\$189,261.22		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,000,000.00	Total Exemptions	\$322,505.55		
Benefited Project Amount	\$2,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$322,505.55		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$12,500.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$38,254.30	\$38,254.30
Not For Profit	No		Local PILOT	\$16,580.16	\$16,580.16
Date Project approved	10/15/2013		School District PILOT	\$77,887.26	\$77,887.26
Did IDA took Title to Property	Yes		Total PILOT	\$132,721.72	\$132,721.72
Date IDA Took Title to Property	11/27/2013		Net Exemptions	\$189,783.83	
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	Phase I Infrastructure for a healing facility that uses holistic treatment and natural medicines. PILOT starts in 2015.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Kutsher Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Veria Lifestyle Inc.				
Address Line1	1 Penn Plaza	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10119	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011504A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Veria Wellness Center	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$448,769.86	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$194,505.62	
Original Project Code	48011303A	School Property Tax Exemption	\$913,713.15	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$70,000,000.00	Total Exemptions	\$1,556,988.63	
Benefited Project Amount	\$70,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,092,256.86	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$12,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$105,922.44
Not For Profit	No		Local PILOT	\$45,908.85
Date Project approved	9/18/2015		School District PILOT	\$215,662.28
Did IDA took Title to Property	Yes		Total PILOT	\$367,493.57
Date IDA Took Title to Property	11/27/2013		Net Exemptions	\$1,189,495.06
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	Construction and equipping of a wellness center that will include a hotel, restaurant, and golf course. PILOT is expected to start in 2017. Note that in accordance with the 4/1/16 Lease Agreement, the 2017 lease payment was \$3,750 during 2017, and the 2018 and later lease payments are \$43,750. On 10/16/17 an \$87,500,000 mortgage was approved to facilitate the project. In April 2020 the IDA and the project agreed to an amendment of the PILOT terms, to suspend the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21. Note error in "year financial assistance is planned to end" field: This date is 2033 and not 2036 as indicated.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Anawanna Lake Road, Kutsher Road	Original Estimate of Jobs to be Created	200.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	114.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	114.00	
Applicant Name	Veria Wellness Center			
Address Line1	200 Middlesex Essex Turnpike	Project Status		
Address Line2				
City	ISELIN	Current Year Is Last Year for Reporting		
State	NJ	There is no Debt Outstanding for this Project		
Zip - Plus4	08830	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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Country	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011706A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Veteran NY 55 Sturgis, LLC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$8,036.62	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$21,153.28	
Original Project Code		School Property Tax Exemption		\$16,362.87	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,055,000.00	Total Exemptions		\$45,552.77	
Benefited Project Amount	\$1,980,000.00	Total Exemptions Net of RPTL Section 485-b		\$45,552.77	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1,500.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$6,429.29	\$6,429.29
Not For Profit	No	Local PILOT		\$16,922.63	\$16,922.63
Date Project approved	1/9/2017	School District PILOT		\$13,090.29	\$13,090.29
Did IDA took Title to Property	Yes	Total PILOT		\$36,442.21	\$36,442.21
Date IDA Took Title to Property	6/1/2017	Net Exemptions		\$9,110.56	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	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.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Sturgis Road	Original Estimate of Jobs to be Created		12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		30,000.00	
Province/Region		Current # of FTEs		14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		14.00	
Applicant Name	Veteran NY 55 Sturgis, LLC.				
Address Line1	465 Main Street, Suite 600	Project Status			
Address Line2					
City	BUFFALO	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010801A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	West Delaware Hydro Associates, L.P.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$42,238.03	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$28,958.95	
Original Project Code		School Property Tax Exemption		\$103,240.64	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,000,000.00	Total Exemptions		\$174,437.62	
Benefited Project Amount	\$9,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$174,437.62	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$39,516.98	\$39,516.98
Not For Profit	No		Local PILOT	\$27,093.35	\$27,093.35
Date Project approved	12/31/2007		School District PILOT	\$96,589.67	\$96,589.67
Did IDA took Title to Property	Yes		Total PILOT	\$163,200.00	\$163,200.00
Date IDA Took Title to Property	12/31/2007		Net Exemptions	\$11,237.62	
Year Financial Assistance is Planned to End	2012	Project Employment Information			
Notes	Hydro Electric Plant that started in 1987 and originally had no PILOT. A five year extension occurred and the project was then extended 10 years in Feb 2013 with PILOT starting in 2014 with payments until 2023. In April 2023 IDA authorized a ten-year extension of the PILOT period, with the final PILOT due February 1, 2033. A new OSC number, 48010801B, has been created. All 2023 information is reported under this number 48010801A. Starting in 2024 all information will be reported under the new number 48010801B. 2023 will be the last reporting year for 48010801A.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1324 Route 55	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	GRAHAMSVILLE	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12740	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	West Delaware Hydro Associates, L.P.	Project Status			
Address Line1	P.O. Box 600				
Address Line2					
City	MARLBOROUGH	Current Year Is Last Year for Reporting	Yes		
State	MA	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	01752	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48010801B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	West Delaware Hydro Associates, L.P.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	48010801A	School Property Tax Exemption	\$0.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,000,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$9,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	4/10/2023	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/31/2007	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Hydro Electric Plant that started in 1987 and originally had no PILOT. A five year extension occurred and the project was then extended 10 years in Feb 2013 with PILOT starting in 2014 with payments until 2023. In April 2023 IDA authorized a ten-year extension of the PILOT period, with the final PILOT due February 1, 2033. A new OSC number, 48010801B, has been created. All 2023 information is reported under the original number 48010801A. Starting in 2024 all information will be reported under the new number 48010801B. 2023 will be the last reporting year for 48010801A.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1324 State Route 55	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	GRAHAMSVILLE	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12740	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	West Delaware Hydro Associates, L.P.			
Address Line1	c/o Brookfield Power, New York Hydro	Project Status		
Address Line2				
City	QUEENSBURY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12804	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011806C			
Project Type	Lease	State Sales Tax Exemption	\$5,456.80	
Project Name	Yasgur Road Productions, LLC	Local Sales Tax Exemption	\$5,456.80	
		County Real Property Tax Exemption	\$2,581.66	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$2,062.96	
Original Project Code	48011806B	School Property Tax Exemption	\$4,549.28	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,001,852.00	Total Exemptions	\$20,107.50	
Benefited Project Amount	\$860,652.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$2,500.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,186.32	\$1,186.32
Not For Profit	No	Local PILOT	\$947.97	\$947.97
Date Project approved	6/13/2022	School District PILOT	\$2,090.48	\$2,090.48
Did IDA took Title to Property	Yes	Total PILOT	\$4,224.77	\$4,224.77
Date IDA Took Title to Property	4/1/2019	Net Exemptions	\$15,882.73	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Acquisition, construction, installation and equipping of campground and facility for entertainment and sales of related services and merchandise in the Town of Bethel. Private funds invested: \$976,852.00. In November 2020 the IDA amended the terms of the PILOT Agreement, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21. 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.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	New York State Route 17B	Original Estimate of Jobs to be Created	7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	33,000.00	
City	BETHEL	Annualized Salary Range of Jobs to be Created	33,000.00	To: 33,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Yasgur Road Productions, LLC	Project Status		
Address Line1	PO Box 301			
Address Line2				
City	BETHEL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12720	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
74	\$18,292,469.76	\$5,932,315.84	\$12,360,153.92	2967

Annual Report for Sullivan County Industrial Development Agency

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Additional Comments

During 2023, the Agency collected Payments in Lieu of Taxes (PILOTs) from its projects and distributed 100% of payments, or \$5,930,280, to the local taxing jurisdictions.

During 2023 the Agency continued to engage the services of the Partnership for Economic Development in Sullivan County, Inc., and to 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 fall of 2023, the Agency was awarded a Rural Business Development Grant from the United States Department of Agriculture- Rural Development to assist in the equipping of a commercial kitchen at the Catskills Food Hub in Liberty, for use by Sullivan Catskills Regional Food Hub, Inc. (SCRFH) and its collaborating partner A Single Bite. The Agency also entered into an agreement with Hudson Valley AgriBusiness Development Corporation, which provides technical assistance to Sullivan County's agricultural businesses and supports large-scale initiatives to strengthen the County's overall farm and food economy.

Additionally, in 2023, 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 five 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 procurement of equipment to be leased to a local business under a new equipment lease through the AgriBusiness Revolving Loan and Lease Fund in 2024
- The administration of one building lease agreement, relating to the Catskills Food Hub
- The administration of 69 projects with Agency agreements, including 57 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, 2023.

548 Broadway
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Authority Mission Statement and Performance Measurements-- FY 2023

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 29, 2024.

##

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.

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



ANNUAL REAL PROPERTY REPORT FOR CALENDAR YEAR 2023

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 29, 2024.

List of all Real Property owned by the Agency as of December 31, 2023:

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 2023 Annual Report.

Real Property and Personal Property Disposed of by the County of Sullivan Industrial Development Agency in calendar year 2023:

None.

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
CONFIDENTIAL FY 2023 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.	7			

The Board knows the statutory obligations of the Agency and if the Agency is in compliance with State law.	6	1		
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	7			
Board members have sufficient opportunity to research, discuss, question, and prepare before decisions are made and votes taken.	7			
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	7			
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.	7			
The Board has identified the areas of most risk to the Agency and works with management to implement risk mitigation strategies before problems occur.	7			
Board members demonstrate leadership and vision and work respectfully with each other.	7			

Date Completed: March 29, 2024