Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025

Governance Information (Authority-Related)

Questio	n	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	https://www.sullivanida.com/budgets-and-reports/
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.sullivanida.com/budgets-and-reports/
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	No	N/A
5.	Does the Authority have an organization chart?	Yes	https://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	https://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?		https://www.sullivanida.com/budgets-and-reports/

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Governance Information (Board-Related)

Questic	on	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):		https://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/2024-notices-agendas-minutes-and-resolutions/
7.	Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.sullivanida.com/by-laws-policies/
8.	Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.sullivanida.com/by-laws-policies/
9.	Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10.	Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11.	Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
	Salary and Compensation	Yes	N/A
	Time and Attendance	Yes	N/A
	Whistleblower Protection	Yes	N/A
	Defense and Indemnification of Board Members	Yes	N/A
12.	Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13.	Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14.	Was a performance evaluation of the board completed?	Yes	N/A
15.	Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16.	Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17.	Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	http://www.sullivanida.com/by-laws-policies/

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Board of Directors Listing

Name	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	

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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	Perrello, Joseph	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/15/2024	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	

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

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Name	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	Steingart, Ira 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	1/25/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	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	

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Annualized	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus		Other Compensation/ Allowances/ Adjustments	Compensation	another entity to perform the work of	If yes Is payment made by state or local governm ent
Flad, Jennifer	Executive Director	Executive		none	None	FT	Yes	\$95,000.00	\$95,000.10	\$0.00	\$0.00	\$0.00	\$13,824.21	\$108,824.31	No	
Garaicoechea, Julio	Project Manager	Professional		none		FT	Yes	\$70,000.00	\$71,000.08	3 \$0.00	\$0.00	\$0.00	\$512.50	\$71,512.58	No	
Kiefer, John W	Chief Executive Officer	Executive				PT	Yes	\$52,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,166.67	\$4,166.67	No	
Padu, Bethanii	Economic Developme nt Coordinator			none		FT	No	\$50,000.00	\$50,000.08	3 \$0.00	\$0.00	\$0.00	\$2,898.51	\$52,898.59	No	
Steingart, Ira M		Executive		none		PT	Yes	\$52,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	No	

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Benefit Information

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

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Allowance	Spousal / Dependent Life Insurance	Employment	None of these benefits	Other
Brooks, Sean	Board of Directors											х	
Guenther, Paul B	Board of Directors											х	
Lara, Kathleen M	Board of Directors											х	
Perrello, Joseph	Board of Directors											Х	
Roig, Carol	Board of Directors											х	
Siegel, Howard	Board of Directors											Х	
Smith, Scott	Board of Directors											х	
Steingart, Ira M	Board of Directors											х	
Vallone, Philip	Board of Directors											х	

<u>Staff</u>

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

				Status: Certified Dat	CERTIFIED e: 04/01/2025
bsidiary/Component Unit Verification					
the list of subsidiaries, as assembled by the Office	e of the State Comptroller, correct?	Yes			
re there other subsidiaries or component units of t ARIS reports submitted by this Authority and not in		No			
		-			
ame of Subsidiary/Component Unit		Status			
equest Subsidiary/Component Unit Change					
ame of Subsidiary/Component Unit	Status		Requested Changes		
equest Add Subsidiaries/Component Units					
ame of Subsidiary/Component Unit	Establishment Date		Purpose of Subsidiary/Component U	nit	
quest Delete Subsidiaries/Component Units	I				

Name of Subsidiary/Component Unit Termination	ion Date Reason for Terminati	on Proof of Termination Document Name
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$7,156,081.0
	Investments		\$0.00
	Receivables, net		\$341,722.00
	Other assets		\$24,856.0
	Total current assets		\$7,522,659.0
Noncurrent Assets			
	Restricted cash and investments		\$1,473,302.0
	Long-term receivables, net		\$1,002,436.0
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$3,585,277.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$995,802.00
		Net Capital Assets	\$2,589,475.0
	Total noncurrent assets		\$5,065,213.0
Total assets			\$12,587,872.0
Liabilities			
Current Liabilities			
	Accounts payable		\$25,760.00
	Pension contribution payable		\$0.0
	Other post-employment benefits		\$0.0
	Accrued liabilities		\$758,191.00
	Deferred revenues		\$192,750.00
	Bonds and notes payable		\$24,776.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$1,001,477.00
Noncurrent Liabilities			

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	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Bonds and notes payable	\$168,785.00
	Long term leases	\$0.00
	Other long-term obligations	\$645,674.00
	Total noncurrent liabilities	\$814,459.00
Total liabilities		\$1,815,936.00
Net Asset (Deficit)		
Net Assets		
	Invested in capital assets, net of related debt	\$2,589,475.00
	Restricted	\$1,008,188.00
	Unrestricted	\$7,174,273.00
	Total net assets	\$10,771,936.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

		Amount
Operating Revenues		
	Charges for services	\$697,428.00
	Rental and financing income	\$162,051.00
	Other operating revenues	\$96,606.00
	Total operating revenue	\$956,085.00
Operating Expenses		
	Salaries and wages	\$271,555.00
	Other employee benefits	\$44,089.00
	Professional services contracts	\$337,548.00
	Supplies and materials	\$15,729.00
	Depreciation and amortization	\$0.00
	Other operating expenses	\$0.00
	Total operating expenses	\$668,921.00
Operating income (loss)		\$287,164.00
Nonoperating Revenues		
	Investment earnings	\$3,927.00
	State subsidies/grants	\$0.00
	Federal subsidies/grants	\$0.00

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	Municipal subsidies/grants	\$0.00
	Public authority subsidies	\$0.00
	Other nonoperating revenues	\$0.00
	Total nonoperating revenue	\$3,927.00
Nonoperating Expenses		
	Interest and other financing charges	\$4,128.00
	Subsidies to other public authorities	\$0.00
	Grants and donations	\$0.00
	Other nonoperating expenses	\$168,598.00
	Total nonoperating expenses	\$172,726.00
	Income (loss) before contributions	\$118,365.00
Capital contributions		\$0.00
Change in net assets		\$118,365.00
Net assets (deficit) beginning of year		\$10,659,239.00
Other net assets changes		(\$5,668.00)
Net assets (deficit) at end of year		\$10,771,936.00

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Current Debt

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

New Debt Issuances

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)		New Debt Issuances(\$)		Outstanding End of
				Fiscal Year(\$)			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	Authority Debt - General Obligation		0.00	217,877.00	0.00	24,316.00	193,561.00
Obligation							
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot					
		Increment Financing					
TOTALS			0.00	217,877.00	0.00	24,316.00	193,561.00

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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/
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	https://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

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	\$9,997.47
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,285.41
Original Project Code		School Property Tax Exemption	\$26,892.28
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$49,175.16
Benefited Project Amount	\$2,587,725.00	Total Exemptions Net of RPTL Section 485-b	\$31,675.33
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	\$4,785.51 \$4,785.51
Not For Profit		Local PILOT	\$5,880.68 \$5,880.68
Date Project approved	8/16/2021	School District PILOT	\$12,872.58 \$12,872.58
Did IDA took Title to Property	Yes	Total PILOT	\$23,538.77 \$23,538.77
Date IDA Took Title to Property	12/1/2021	Net Exemptions	\$25,636.39
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 pa	ayment 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	40,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	2.00
Applicant Name	234 Main Street LLC		
Address Line1	390 Park Avenue	Project Status	
Address Line2			
City		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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Ormanal Drain at Information		Desired Test Freemandians & DILOT		
General Project Information	1001110005	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	\$10,484.47	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$27,526.37	
Original Project Code	48011606A	School Property Tax Exemption	\$20,545.10	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$960,000.00	Total Exemptions	\$58,555.94	
Benefited Project Amount	\$735,000.00	Total Exemptions Net of RPTL Section 485-b	\$58,555.94	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1,250.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,962.82
Not For Profit	No	Local PILOT	\$13,029.61	\$13,029.61
Date Project approved	6/10/2019	School District PILOT	\$9,725.03	\$9,725.03
Did IDA took Title to Property	Yes	Total PILOT	\$27,717.46	\$27,717.46
Date IDA Took Title to Property	6/10/2019	Net Exemptions	\$30,838.48	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Formerly 457 Equities, LLC 48010504A, the A	gency consented to a transfer to 457 Equities Monticelle	o Corp. on 2/8/16/ The project of	consists of conversion of three
		ngle two story building for multi-tenant commercial offic		
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	25,000.00	
		Created(at Current Market rates)		
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	25,000.00	
•		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	30.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	5.00	
Applicant Information		Net Employment Change	26.00	
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			
30000				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011702B		
Project Code 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	\$880,131.01
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$370,001.01
Original Project Code	48011702A	School Property Tax Exemption	\$1,724,682.88
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$2,974,814.90
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$1,951,929.47
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	\$59,873.22 \$59,783.22
Not For Profit	No	Local PILOT	\$25,170.29 \$25,170.29
Date Project approved	10/16/2023	School District PILOT	\$117,326.08 \$117,326.08
Did IDA took Title to Property	Yes	Total PILOT	\$202,369.59 \$202,279.59
Date IDA Took Title to Property	8/1/2017	Net Exemptions	\$2,772,445.31
Year Financial Assistance is Planned to End	2037	Project Employment Information	
Notes	Development of an indoor water park resort ho	tel 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 a	nd an outdoor pavilion state for concerts and events. The	his 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 #		
	18011702B. Note the 268 FTEs before IDA status are all jobs that were created as a result of the original IDA Project #48011702A. As of 12/31/23, the final reportin		
Leasting of Desirat	year for 48011702A, there were 268 FTEs at the		
Location of Project	EEE December Warded Drives	# of FTEs before IDA Status	268.00 82.00
Address Line1	555 Resorts World Drive	Original Estimate of Jobs to be Created	
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	268.00
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	50,000.00
2ip - Fius4		Retained(at Current Market rates)	00,000.00
Province/Region		Current # of FTEs	270.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	11.00
Applicant Information		Net Employment Change	2.00
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	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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	\$168,367.55	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$100,233.91	
Original Project Code	48011803B	School Property Tax Exemption	\$335,692.93	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,000,000.00	Total Exemptions	\$604,294.39	
Benefited Project Amount	\$294,250,000.00	Total Exemptions Net of RPTL Section 485-b	\$376,725.96	
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		
Not For Profit	No	Local PILOT	\$7,064.21 \$7,064.21	
Date Project approved	2/3/2020	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT		
Date IDA Took Title to Property	11/18/2019	Net Exemptions		
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	Reconstruction renovation rehabilitation insta		facility to include an event space restaurant office space and	
10105		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/		
		easeback transaction in July 2018. The original OSC number was 48011803A. In 2019 the IDA approved an increase in benefits and a new OSC number,		
	3011803B, 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 rep			
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	30,000.00	
		Created(at Current Market rates)		
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	0.00	
· ·		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	39.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	39.00	
Applicant Name	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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Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency	Run Date: 04/01/2025 Status: CERTIFIED
Fiscal Year Ending: 12/31/2024	Certified Date: 04/01/2025
Country USA	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011701A		
Project Type		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	\$6,279.25
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,581.55
Original Project Code		School Property Tax Exemption	\$10,952.84
Project Purpose Category	Transportation, Communication, Electric,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services		
Total Project Amount	\$880,600.00	Total Exemptions	\$21,813.64
Benefited Project Amount	\$97,788.00	Total Exemptions Net of RPTL Section 485-b	\$18,985.80
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1,250.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,615.25 \$2,615.25
Not For Profit		Local PILOT	
Date Project approved	1/9/2017	School District PILOT	\$4,561.75 \$4,561.75
Did IDA took Title to Property	Yes	Total PILOT	\$9,085.18 \$9,085.18
Date IDA Took Title to Property	2/1/2017	Net Exemptions	\$12,728.46
Year Financial Assistance is Planned to End	2037	Project Employment Information	
Notes	s Construction and equipping of a transfer station to provide waste management services. During 2021 the IDA discovered that, due to a billing error, the proj		the IDA discovered that, due to a billing error, the project had
	made an overpayment tin the amount of \$738.	93 in 2018. The 2018 overpayment was applied toward	
Location of Project		# of FTEs before IDA Status	10.00
Address Line1	5239 State Route 52	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	27,000.00
		Created(at Current Market rates)	
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	30,000.00
		Retained(at Current Market rates)	10.00
Province/Region		Current # of FTEs	13.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	9.00
Applicant Information	De Nacio II.O	Net Employment Change	3.00
Applicant Name	Be Neet, LLC.		
Address Line1	PO Box 57	Project Status	
Address Line2			
City		Current Year Is Last Year for Reporting	
State		There is no Debt Outstanding for this Project	
Zip - Plus4	12748	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Project Code 48010802A State Sales Tax Exemption 50.00 Project Tyme Bethel Woods Performing Arts Center LLC Local Sales Tax Exemption 50.00 Project Part of Another Phase or Multi Phase No County Real Property Tax Exemption 50.00 Original Project Code School Property Tax Exemption 50.00 School Property Tax Exemption 50.00 Project Purpose Category Other Categories Moragage Recording Tax Exemption 50.00 Total Project Anount \$5.000 Total Exemptions \$0.00 Benefited Project Anount \$5.000 Total Exemptions \$0.00 Benefited Project Anount \$2.00.00 Total Exemptions \$0.00 Benditied Project Anount \$2.00.00 County PLOT \$14.346.82 \$14.346.82 Bud Data School Project approved \$10.00 \$14.346.82 \$14.346.82 \$14.346.82 Bud Data School Project approved Yes Local PLOT \$14.346.82 \$14.346.82 Bud Data School Project approved Yes Total Project Cault \$14.346.82 \$14.346.82 Bud Data Schrit is to Project	General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Type Lease State Sales Tax Exemption \$0.00 Project Part of Another Phase or Multi Phase No County Real Property Tax Exemption \$0.00 Project Part of Another Phase or Multi Phase No Lease Property Tax Exemption \$0.00 Project Part of Another Phase or Multi Phase No Lease Property Tax Exemption \$0.00 Project Part of Another Phase or Multi Phase No County Part X Exemption \$0.00 Project Part of Another Phase or Multi Phase Mortagea Recording Tax Exemption \$0.00 Total Project Anount \$75.000,000,00 Total Exemptions \$0.00 Benefited Project Anount \$50.00 Total Exemptions \$0.00 Annual Lease Payment \$2.000 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PLIOT \$14,346.82 \$14,346.82 No For Profit Yes Local Puryment Made Payment Due Per Agreement Status of Donds 101/32005 School District PLIOT \$14,346.82 \$14,346.82 Year Financial Assistance is Planed to End 222.00 Not Exemptions \$69,676.53 \$69,676.53 Year Financial Assistance is Planed to End 220.00 Project Emptyment Information Images Exemptions \$69,676.53 \$69,676.53		48010602A		
Project Name Bethel Woods Performing Arts Center LLC Local Property Tax Exemption 50.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 50.00 Project Part of Another Phase or Multi Phase Other Categories School Property Tax Exemption 50.00 Project Anount \$76.00.00.00 Total Exemptions 50.00 Bendition Project Anount \$57.00.00.00.00 Total Exemptions 50.00 Bendition Project Anount \$57.00.00.00.00 Total Exemptions 50.00 Bendition Project Anount \$57.00.00.00 County PLIOT \$43.40.82 \$14.346.82 Bendition Project Anount \$25.00.00 County PLIOT \$14.346.82 \$14.346.82 Both For Profit Yes County PLIOT \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14			State Sales Tax Exemption	\$0.00
County Real Property Tax Exemption 80.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 80.00 Project Part of Another Phase or Multi Phase 00 80.00 90.00 Project Part of Property Tax Exemption 80.00 80.00 80.00 Total Project Amount \$76.000,000.00 Total Exemptions 80.00 Bendholds Amount \$80.00 Total Exemptions 80.00 Bendholds Amount \$2.500.00 Pilot payment Information Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County Pilot Tital Science Payment \$3.43.46.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82 \$14.346.82		Bethel Woods Performing Arts Center LLC		\$0.00
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption S0.0 Original Project Acoust Stoto Property Tax Exemption S0.0 Project Purpose Category Other Categories Mortgage Recording Tax Exemption S0.0 Total Project Annount S70.000.00 Total Exemptions Net of RPTL Section 485-b S0.0 BendNote Annount Stoto Status of Bond Actual Payment Made Payment Due Per Agreement Status of Bond Stoto Status of Bond Status St				
Original Project CodecontentSchool Property Tax Exemption\$0.00Project Purpose CategoryOther CategoriesMortgage Recording Tax Exemptions\$0.00Total Project Amount\$7.000,000.00Total Exemptions Net of PTL Section 445-b\$0.00Benefied Project Amount\$2.500.00Total Exemptions Net of PTL Section 445-b\$0.00Annual Lease Payment\$2.500.00County PILOT\$14,346.62\$14,346.62Annual Lease Payment\$2.500.00County PILOT\$14,346.62\$14,346.62Molf ProfetYesCounty PILOT\$14,346.62\$14,346.62Not For ProfetYesCounty PILOT\$42,304.49\$42,204.49Date Project approvedYesTotal PLOT\$42,304.49\$42,304.49Date Project Tritle to PropertyYesProject Employment Information\$49,676.53\$69,676.53Vear Financial Assistance is Planned to Ent202/206Project Employment Information\$40,676.53Vear Financial Assistance is Planned to EntConstruction of a performing arts center locate on site of the 1969 Woodstock Festival. Fasility is tax exempt, but wanted to pay taxes on some of its parcels. It makes these payments through the IDA.\$10,00Address Line 0Coation of ProjectCoation of Project\$10,000Address Line 0Coation of ProjectCoation of Project\$10,000Address Line 0NYOriginal Estimate of Jobs to be Created\$10,000Address Line 1NYOriginal Estimate of Jobs to be Created\$10,000Address Line 1NYOr	Project Part of Another Phase or Multi Phase	No		\$0.00
Total Project Amount S6.000,000.00 Total Exemptions 80.00 Benfited Project Amount 30.00 Total Exemptions Net of RPTL Section 485-b 30.00 Annual Lease Payment \$2,500.00 Pilot payment Information Actual Payment Made Payment Due Per Agreement Pederal Tax Status of Bond County PILOT \$14,346.82 \$14,346.82 \$14,346.82 Not For Profit Yes Local PILOT \$13,025.22 \$13,025.22 \$13,025.22 Date Project approved 10/13/2005 School District PILOT \$42,304.49 \$42,304.49 Date IDA Took Title to Property Yes Total PILOT \$59,676.53 \$69,676.53 Year Financial Assistance is Planned to End 2026 Project Employment Information Total PILOT \$69,676.53 Vear Financial Assistance is Planned to End 2026 Project Employment Information \$15.00 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. # of FTE selore IDA Status 0.00 Address Line2 One Cablevision Center Original Estima	Original Project Code			\$0.00
Benefited Project Amount S0.00 BondNote Amount Total Exemptions Net of RPTL Section 485-b \$0.00 Annual Lease Payment \$2,500.00 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$14,346.62 \$14,346.62 \$14,346.62 Not For Profet Yes Local PILOT \$13,025.22 \$13,025.22 \$13,025.22 Did Dat took Title to Property Yes Total Exemptions \$42,304.49 \$42,304.49 Year Financial Assistance is Planeed to End 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. *10 FTEs before IDA Status 0.00 Address Linet One Cablevision Center Original Estimate of Jobs to be foreated 15,000.00 15,000.00 Address Linet One Cablevision Center Average Estimated Annual Salary of Jobs to be 15,000.00 15,000.00 City LiBERTY Annualized Salary Range of Jobs to be Created if 5,000.00 To: 51,500.00 15,000.00 15,000.00 State NY Original Estimate of Jobs to be Retained 0.00 15,000.00<	Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Bond/More Amount Pilot payment Information Annual Lease Payment \$2,000 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$14,346.82 \$14,346.82 \$14,346.82 Not For Profit Yes Local PILOT \$13,025.22 \$13,025.22 \$13,025.22 Date Project approved 10/13/2005 School District PILOT \$42,304.49 \$42,304.49 Date IDA Took Title to Property Yes Total PILOT \$89,676.53 \$69,676.53 Year Financial Assistance is Planned to End 2026 Project Employment Information Total PILOT \$89,676.53 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. # of FTEs before IDA Status 0.00 Address Line2 Average Estimated Annual Salary of Jobs to be \$1,500.00 To: \$1,500.00 Created Annual Salary of Jobs to Partained \$1,500.00 To: \$1,500.00 To: \$1,500.00 Address Line2 # of FTE construction Jobs during Fiscal Year \$1,80.0 \$1,800.0 City LiBER	Total Project Amount	\$76,000,000.00	Total Exemptions	\$0.00
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 \$14,346.82 \$14,346.82 Not For Profit Yes Local PILOT \$14,346.82 \$13,025.22 \$13,025.22 Date Project approved 10/13/2005 School District PILOT \$42,304.49 \$42,304.49 Joid DA took Title to Property Yes Total PILOT \$69,676.53 \$69,676.53 Year Financial Assistance is Planned to End 2026 Project Employment Information \$69,676.53 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. # of FTEs before IDA Status 0.00 Address Line1 One Cablevision Center Original Estimate of Jobs to be Created 15.00.00 City LiBERTY Annualized Salary arge of Jobs to be Retatined 0.00 0.00 Zip - Plus4 12754 Estimated Average Annual Salary of Jobs to be 0.00 0.00 Applicant Information Applicant Market Tates) 138	Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Federal Tax Status of Bonds County PILOT \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82 \$14,346.82	Bond/Note Amount		Pilot payment Information	
Federal Tax Status of Bonds County PILOT \$14,346.82 \$14,346.82 Not For Profit Yes Local PILOT \$13,025.22 \$13,025.22 Date Project approved 10/13/2005 School District PILOT \$42,304.49 Did IDA took Title to Property Yes Total PILOT \$42,304.49 Date IDA Took Title to Property 221/2006 Net Exemptions \$69,676.53 Year Financial Assistance is Planned to End 2026 Project Employment Information Note 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. Address Line2 0ne Cablevision Center Original Estimate of Jobs to be Created 15.00 Address Line2 0ne Cablevision Center Average Estimated Annual Salary of Jobs to be Created 15.00.0 City LIBERTY Annualized Salary Range of Jobs to be Created 0.00 Zip - Plus4 12754 Estimated Average Annual Salary of Jobs to be Created 13.00 Applicant Name Bethel Woods Performing Arts Center LLC 13.00 13.00 Applicant Information 4rd Grease Line2 35.00 3.00 Country United States # of FTE Construction Jobs during Fiscal Year 35.00 Applicant Information	Annual Lease Payment	\$2,500.00		Actual Payment Made Payment Due Per Agreement
Date Project approved 10/13/2005 School District PLLOT \$42,304.49 \$42,304.49 Did IDA took Title to Property Yes Total PILOT \$69,676.53 \$69,676.53 Year Financial Assistance is Planned to End 2026 Project Employment Information Notes Construction of a performing arts center located on site of the 1969 Woodstock Festival. Facility is tax exempt, but wanted to pay taxes on some of its parcels. It makes these payments through the IDA. Location of Project # of FTEs before IDA Status 0.00 Address Line2 One Cablevision Center Original Estimate of Jobs to be Created 15.00 City LIBERTY Annualized Salary Range of Jobs to be Created 15.00.00 To: 51,500.00 State NY Original Estimate of Jobs to be Created 16.00.00 10.00 Province/Region Current Market rates) 0.00 10.00 10.00 Applicant Information Met Estimate of Jobs to be Created 15.00.00 To: 51,500.00 Original Estimate of Jobs to be Created 15.00.00 To: 51,500.00 10.00 City - Plus4 12754 Estimated Aunual Salary of Jobs to be <th>Federal Tax Status of Bonds</th> <th></th> <th>County PILOT</th> <th></th>	Federal Tax Status of Bonds		County PILOT	
Did IDA took Title to Property Date IDA Took Title to Property 2/21/2006 Yes Total PILOT \$69,676.53 \$69,676.53 Year Financial Assistance is Planned to End 2026 2026 Project Employment Information	Not For Profit	Yes	Local PILOT	\$13,025.22 \$13,025.22
Date IDA Took Title to Property 2/21/2006 Net Exemptions 569,676.53 Year Financial Assistance is Planned to End 2026 Project Employment Information Notes Construction of a performing arts center located on site of the 1969 Woodstock Festival. Facility is are evenpt, but wanted to pay taxes on some of its parcels. It makes these payments through the IDA. 0.00 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 51,500.00 To: 51,500.00 City LIBERTY Annualized Salary Range of Jobs to be Created 51,500.00 To: 51,500.00 Zilp - Plus4 1274 Estimated Average Annual Salary of Jobs to be 0.00 State Province/Region Current Market rates) 0.00 State 0.00 State Province/Region Estimated Average Annual Salary of Jobs to be 0.00 State 0.00 State Applicant Information Met Salary Average Annual Salary of Jobs to be 0.00 State State Met Salary State State NP State <	Date Project approved	10/13/2005	School District PILOT	\$42,304.49 \$42,304.49
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. # 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 Status 51,500.00 To: 51,500.00 City LIBERTY Annualized Salary Range of Jobs to be Created 51,500.00 To: 51,500.00 State NY Original Estimated Average Annual Salary of Jobs to be Retained 0.00 10:00 Province/Region United States # of FTE Construction Jobs during Fiscal Year 35.00 10:00 Applicant Information Net Employment Change 138.00 138.00 138.00 Applicant Information Net Employment Change 138.00 138.00 138.00 Applicant Information Net Employment Change 138.00 138.00 138.00 Applicant Information One Cablevision Center Proyince/Region 138.00			Total PILOT	\$69,676.53 \$69,676.53
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 To: 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 To: 51,500.00 Province/Region Estimated Average Annual Salary of Jobs to be 0.00 To: 51,500.00 To: 51,500.00 Province/Region Current # of FTES 138.00 0.00 Current # of FTES 138.00 Applicant Information With States # of FTE Construction Jobs during Fiscal Year 35.00 State State <th>Date IDA Took Title to Property</th> <th>2/21/2006</th> <th>Net Exemptions</th> <th>-\$69,676.53</th>	Date IDA Took Title to Property	2/21/2006	Net Exemptions	-\$69,676.53
makes these payments through the IDA. # of FTEs before IDA Status 0.00 Address Line2 One Cablevision Center Original Estimate of Jobs to be Created 15.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 51,500.00 City LIBERTY Annualized Salary Range of Jobs to be Created 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 0.00 Retained(at Current Market rates) Retained(at Current # of FTEs 138.00	Year Financial Assistance is Planned to End	2026	Project Employment Information	
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 Retained 60.00 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 138.00 138.00 Applicant Information Bethel Woods Performing Arts Center LLC Net Employment Change 138.00 Address Line2 One Cablevision Center Project Status 138.00 Address Line2 One Cablevision Center Project Status 138.00 Address Line1 One Cablevision Center Project Status 138.00 Address Line2 Estimated Average Annual Salary of Jobs or be Retained 138.00 Ocountry United States # of FTE Construction Jobs during Fiscal Yeag 35.00 Address Line2 Inter Project Status Inter Project Status 13	Notes		d on site of the 1969 Woodstock Festival. Facility is ta	x exempt, but wanted to pay taxes on some of its parcels. It
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 (at Current Market rates) 61,500.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 12754 Estimated Average Annual Salary of Jobs to be Retained 0.00 Province/Region Current 4 of FTEs 138.00 0.00 Country United States # of FTE Construction Jobs during Fiscal Year 35.00 Applicant Information Net Employment Change 138.00 138.00 Address Line2 Current Year Is Last Year for Reporting 138.00 City LIBERTY Current Year Is Last Year for Reporting 138.00 Address Line2 IDA Does Not Hold Title to the Property 12754		makes these payments through the IDA.		
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 Retained 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 Country United States # of FTE Construction Jobs during Fiscal Year 35.00 Applicant Information Net Employment Change 138.00 138.00 Address Line2 One Cablevision Center Project Status 138.00 Address Line2 Current Year Is Last Year for Reporting 138.00 State NY There is no Debt Outstanding for this Project 149.00 State NY Iba Does Not Hold Title to the Property 149.00				
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 Image: Comparison of Comparis		One Cablevision Center		
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 Y Market rates) 0.00 Country United States # of FTE Construction Jobs during Fiscal Year 35.00 Applicant Information Net Employment Change 138.00 Address Line1 One Cablevision Center Project Status Address Line2 Current Year Is Last Year for Reporting City LIBERTY Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project State NY IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Address Line2			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 Yold States Retained(at Current Market rates) 0.00 Country United States # of FTE Construction Jobs during Fiscal Year 35.00 Applicant Information Net Employment Change 138.00 Address Line1 One Cablevision Center Project Status Address Line2 Current Year Is Last Year for Reporting 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	City			F1 F00 00 To: F1 F00 00
Zip - Plusd12754Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)0.00Province/RegionCurrent Market rates)138.00CountryUnited States# of FTE Construction Jobs during Fiscal Year35.00Applicant InformationNet Employment Change138.00Address Line1One Cablevision CenterProject StatusAddress Line2Current Year Is Last Year for ReportingCityLIBERTYCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus412754IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions				
Province/Region Retained(at Current Market rates) Province/Region Current # of FTEs 138.00 States Applicant Information # of FTE Construction Jobs during Fiscal Year Applicant Name Bethel Woods Performing Arts Center LLC Address Line1 One Cablevision Center One Cablevision Center Project Status Address Line2 Current Year Is Last Year for Reporting City LIBERTY State NY There is no Debt Outstanding for this Project Zip - Plus4 12754 Province/Region The Project Receives No Tax Exemptions				
Province/RegionCurrent # of FTEs138.00CountryUnited States# of FTE Construction Jobs during Fiscal Year35.00Applicant InformationNet Employment Change138.00Applicant NameBethel Woods Performing Arts Center LLC138.00Address Line1One Cablevision CenterProject StatusAddress Line2IBERTYCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus412754IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Zip - Plus4	12/54		0.00
CountryUnited States# of FTE Construction Jobs during Fiscal Year35.00Applicant InformationNet Employment Change138.00Applicant NameBethel Woods Performing Arts Center LLCProject StatusAddress Line1One Cablevision CenterProject StatusAddress Line2ILIBERTYCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus412754IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Province/Region		· · · · · · · · · · · · · · · · · · ·	138.00
Applicant InformationImage: Constraint of the second and		United States		
Applicant Name Bethel Woods Performing Arts Center LLC Address Line1 One Cablevision Center Project Status Address Line2 Current Year Is Last Year for Reporting 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				
Address Line1 One Cablevision Center Project Status Address Line2 Project Status Project Status 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		Bethel Woods Performing Arts Center LLC		
Address Line2 Image: Control of the project Otdates 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			Project Status	
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				
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		LIBERTY	Current Year Is Last Year for Reporting	
Zip - Plus4 12754 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions				
Province/Region The Project Receives No Tax Exemptions				
		-		
	Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011805C		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Catskill Hospitality Holding, LLC	Local Sales Tax Exemption	\$0.00
	,,,,,,,,	County Real Property Tax Exemption	\$44,020.14
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$18,505.76
Original Project Code	48011805B	School Property Tax Exemption	\$86,260.78
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$9,592,000.00	Total Exemptions	\$148,786.68
Benefited Project Amount	\$8,692,000.00	Total Exemptions Net of RPTL Section 485-b	\$90,351.32
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	\$4,789.86 \$4,789.86
Not For Profit	No	Local PILOT	\$2,013.62 \$2,013.62
Date Project approved	2/8/2021	School District PILOT	\$9,386.09 \$9,386.09
Did IDA took Title to Property	Yes	Total PILOT	\$16,189.57 \$16,189.57
Date IDA Took Title to Property	8/1/2018	Net Exemptions	\$132,597.11
Year Financial Assistance is Planned to End	2037	Project Employment Information	
		1 was the last reporting year for 48011805B. All exem	again modified the terms of the PILOT Agreement and a new ption, PILOT, and employment information for 2021 and future
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	40,000.00
		Created(at Current Market rates)	
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	14.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	14.00
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	

Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency	Run Date: 04/01/2025
Fiscal Year Ending: 12/31/2024	Status: CERTIFIED Certified Date: 04/01/2025
Country USA	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

			Description of the second s
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	\$8,587.43
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$16,545.55
Original Project Code		School Property Tax Exemption	\$23,099.39
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$1,175,000.00	Total Exemptions	\$48,232.37
Benefited Project Amount	\$881,250.00	Total Exemptions Net of RPTL Section 485-b	\$44,364.56
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1,250.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,701.74 \$4,701.74
Not For Profit	No	Local PILOT	\$9,058.92 \$9,058.92
Date Project approved	2/23/2007	School District PILOT	\$12,647.25 \$12,647.25
Did IDA took Title to Property	Yes	Total PILOT	\$26,407.91 \$26,407.91
Date IDA Took Title to Property	10/22/2007	Net Exemptions	\$21,824.46
Year Financial Assistance is Planned to End	2018	Project Employment Information	
Notes	Renovate and expand an existing vacant build	ng and make a new shopping center catering to an eth	nic minority group. Sold to Center One Holdings on 12/2013,
	PILOT remains the same. Planned end year is 2026.		
	PILOT remains the same. Planned end year is	s 2026.	
Location of Project	PILOT remains the same. Planned end year is	# of FTEs before IDA Status	0.00
Location of Project Address Line1	PILOT remains the same. Planned end year is 13 Green Avenue	# of FTEs before IDA Status Original Estimate of Jobs to be Created	0.00 15.00
		# of FTEs before IDA Status	
Address Line1		# of FTEs before IDA Status Original Estimate of Jobs to be Created	15.00
Address Line1		# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be	15.00
Address Line1 Address Line2	13 Green Avenue	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	15.00 22,000.00 22,000.00 To: 22,000.00
Address Line1 Address Line2 City	13 Green Avenue WOODRIDGE	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be	15.00 22,000.00 22,000.00 To: 22,000.00
Address Line1 Address Line2 City State Zip - Plus4	13 Green Avenue WOODRIDGE NY	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	15.00 22,000.00 22,000.00 To: 22,000.00 0.00 0.00
Address Line1 Address Line2 City State	13 Green Avenue WOODRIDGE NY 12789	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs	15.00 22,000.00 22,000.00 0.00 0.00 0.00
Address Line1 Address Line2 City State Zip - Plus4 Province/Region Country	13 Green Avenue WOODRIDGE NY	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year	15.00 22,000.00 22,000.00 0.00 0.00 0.00 0.00 0.00
Address Line1 Address Line2 City State Zip - Plus4 Province/Region	13 Green Avenue WOODRIDGE NY 12789 United States	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs	15.00 22,000.00 22,000.00 0.00 0.00 0.00
Address Line1 Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name	13 Green Avenue WOODRIDGE NY 12789 United States Centre One Development LLC	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year	15.00 22,000.00 22,000.00 0.00 0.00 0.00 0.00 0.00
Address Line1 Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information	13 Green Avenue WOODRIDGE NY 12789 United States	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year	15.00 22,000.00 22,000.00 0.00 0.00 0.00 0.00 0.00
Address Line1 Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name	13 Green Avenue WOODRIDGE NY 12789 United States Centre One Development LLC	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change	15.00 22,000.00 22,000.00 0.00 0.00 0.00 0.00 0.00
Address Line1 Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1	13 Green Avenue WOODRIDGE NY 12789 United States Centre One Development LLC	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change	15.00 22,000.00 22,000.00 0.00 0.00 0.00 0.00 0.00
Address Line1 Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1 Address Line2	13 Green Avenue WOODRIDGE NY 12789 United States Centre One Development LLC 5513 12th Avenue	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change Project Status	15.00 22,000.00 22,000.00 0.00 0.00 0.00 0.00 0.00
Address Line1 Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1 Address Line2 City	13 Green Avenue WOODRIDGE NY 12789 United States Centre One Development LLC 5513 12th Avenue BROOKLYN	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change Project Status Current Year Is Last Year for Reporting	15.00 22,000.00 22,000.00 0.00 0.00 0.00 0.00 0.00
Address Line1 Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1 Address Line2 City State	13 Green Avenue WOODRIDGE NY 12789 United States Centre One Development LLC 5513 12th Avenue BROOKLYN NY	# of FTEs before IDA Status Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change Project Status Current Year Is Last Year for Reporting There is no Debt Outstanding for this Project	15.00 22,000.00 22,000.00 0.00 0.00 0.00 0.00 0.00

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Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011502A		rayment mornation
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Type Project Name	Deb El Food Products LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$14,995.45
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,303.98
Original Project Code		School Property Tax Exemption	\$29,384.71
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$3,000,000.00	Total Exemptions	\$50,684.14
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$50,684.14
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$5,000.00	r net payment mormater	Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds	40,000.00	County PILOT	\$12.567.67 \$12.567.67
Not For Profit	No	Local PILOT	\$5,283.36 \$5,283.36
Date Project approved	4/13/2015	School District PILOT	\$24,627.29 \$24,627.29
Did IDA took Title to Property	Yes	Total PILOT	\$42,478.32 \$42,478.32
Date IDA Took Title to Property	10/10/2015	Net Exemptions	\$8,205.82
Year Financial Assistance is Planned to End	2036	Project Employment Information	
Notes	Construction of building additions to existing eq		
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	30,000.00
		Created(at Current Market rates)	
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	30,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	106.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	50.00
Applicant Information		Net Employment Change	96.00
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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Project Type Project Name	48010604B Lease Dimifini-Fallsburg LLC	Project Tax Exemptions & PILOT State Sales Tax Exemption	Payment Information \$0.00
Project Type Project Name	Lease	State Sales Tax Exemption	\$0.00
Project Name			
		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
	48010604A	School Property Tax Exemption	\$0.00
	Transportation, Communication, Electric,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services		
Total Project Amount	\$330,000.00	Total Exemptions	\$0.00
Benefited Project Amount	\$247,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
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	\$0.00 \$0.00
Not For Profit	No	Local PILOT	\$0.00 \$0.00
Date Project approved	1/8/2024	School District PILOT	\$0.00 \$0.00
	Yes	Total PILOT	\$0.00 \$0.00
	9/1/2006	Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2027	Project Employment Information	
Notes	Expansion of an existing building to be used as	office space for transportation company. Original proj	ect documents (OSC#48010604A) were with Dimifini Group, Inc.
	and Rolling V Bus Corp. In February 2024 the documents were amended and restated to create a direct contractual relationship between IDA and Dimifini-Fallsburg,		
	LLC and authorize a sublease from Dimifini-Fal	Isburg LLC to Rolling V Bus Corp. 2024 is the last rep	orting year for 48010604A. Starting in 2025 all project information
			pre IDA involvement began in 2006. The original estimate of jobs
	to be created was 4, with all 68 existing jobs to	be retained. At 12/31/24 there were 327 FTEs at the fa	
Location of Project	5000 M 1 0/ /	# of FTEs before IDA Status	327.00
	5008 Main Street	Original Estimate of Jobs to be Created	0.00
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
City	SOUTH FALLSBURG	Created(at Current Market rates)	0.00 To : 0.00
	NY	Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained	68.00
	12779	Estimated Average Annual Salary of Jobs to be	30,000.00
Zip - Plus4	12179	Retained(at Current Market rates)	50,000.00
Province/Region		Current # of FTEs	0.00
	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	-327.00
	Dimifini-Fallsburg, LLC		
	P.O. Box 254	Project Status	
Address Line2	-		
	ROSCOE	Current Year Is Last Year for Reporting	
	NY	There is no Debt Outstanding for this Project	
		IDA Does Not Hold Title to the Property	

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011802B		
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Doetsch Family II, LLC.	Local Sales Tax Exemption	\$0.00
I Toject Name		County Real Property Tax Exemption	\$19,927.13
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$14,539.51
Original Project Code	48011802A	School Property Tax Exemption	\$34,758.71
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$69,225.35
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$47,224.75
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	
Not For Profit	No	Local PILOT	
Date Project approved	10/15/2018	School District PILOT	\$1,854.07 \$1,854.07
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	6/1/2018	Net Exemptions	\$65,532.80
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	45,200.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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		

Annual Report for Sullivan County Industrial Development Agency

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
	48012208A		
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Type Project Name	Doetsch Family III Old Ross House	Local Sales Tax Exemption	\$0.00
Project Name			\$858.33
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption Local Property Tax Exemption	\$626.27
Original Project Code		School Property Tax Exemption	\$020.27 \$1,497.17
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$540,000.00	Total Exemptions	\$2,981.77
Benefited Project Amount	\$530,000.00	Total Exemptions Net of RPTL Section 485-b	\$2,981.77
Beneficed Project Amount	4350,000.00	Pilot payment Information	φ2,301.11
	\$750.00		Actual Development Made Development Due Dev Americant
Annual Lease Payment Federal Tax Status of Bonds	\$750.00	County PILOT	Actual Payment MadePayment Due Per Agreement\$724.41\$724.41
Not For Profit	No	County PILOT Local PILOT	\$724.41 \$724.41 \$528.55 \$528.55
	9/12/2022	School District PILOT	\$226.35 \$1,263.58 \$1,263.58
Date Project approved Did IDA took Title to Property	Yes	Total PILOT	\$1,203.56 \$2,516.54 \$2,516.54
Date IDA took Title to Property	9/14/2022	Net Exemptions	\$465.23
Year Financial Assistance is Planned to End	2039		\$405.25
		Project Employment Information	
Notes	Renovation of an existing residential building for	or use as a four unit lodging facility and small spa. PILC	
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	50,000.00
	2011/102001	Created(at Current Market rates)	
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	0.00
Dansing (Danier		Retained(at Current Market rates)	0.00
Province/Region	Lipited States	Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	Doetsch Family III LLC		
Address Line1	1216 Hinman Ave	Project Status	
Address Line2	5/41/0701		
City	EVANSTON	Current Year Is Last Year for Reporting	
State		There is no Debt Outstanding for this Project	
Zip - Plus4	60202	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011906B		
Project Code Project Type		State Sales Tax Exemption	\$0.00
Project Type		Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$2,613.96
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$1,907.23
Original Project Code	48011906A	School Property Tax Exemption	\$4,559.50
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$9,080.69
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$9,080.69
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	\$1,516.09 \$1,516.09
Not For Profit	No	Local PILOT	\$1,106.19 \$1,106.19
Date Project approved	5/11/2020	School District PILOT	\$2,644.51 \$2,644.51
Did IDA took Title to Property	Yes	Total PILOT	\$5,266.79 \$5,266.79
Date IDA Took Title to Property	5/1/2020	Net Exemptions	\$3,813.90
Year Financial Assistance is Planned to End	2037	Project Employment Information	
	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	0.00
		Created(at Current Market rates)	
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	

Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency Fiscal Year Ending: 12/31/2024	Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025
Country USA	

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011301A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	EPT Concord II, LLC / EPR Concord II	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$78,436.95
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$32,974.35
Original Project Code		School Property Tax Exemption	\$153,703.10
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$65,000,000.00	Total Exemptions	\$265,114.40
Benefited Project Amount	\$65,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$265,114.41
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	\$60,749.36 \$60,749.36
Not For Profit	No	Local PILOT	\$25,538.61 \$25,538.61
Date Project approved		School District PILOT	\$119,042.95 \$119,042.95
Did IDA took Title to Property	Yes	Total PILOT	\$205,330.92 \$205,330.92
Date IDA Took Title to Property	10/23/2013	Net Exemptions	\$59,783.48
Year Financial Assistance is Planned to End	2030	Project Employment Information	
	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	50,000.00
		Created(at Current Market rates)	
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		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	

Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency Fiscal Year Ending: 12/31/2024	Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025
Country USA	

Annual Report for Sullivan County Industrial Development Agency

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Run Date: 04/01/2025 CERTIFIED Status: Certified Date: 04/01/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011603B		
Project Type		State Sales Tax Exemption	\$0.00
Project Name	Empire Resorts Real Estate I, LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$32,921.22
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$13,839.86
Original Project Code	48011603A	School Property Tax Exemption	\$64,511.61
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$111,272.69
Benefited Project Amount	\$31,838,750.00	Total Exemptions Net of RPTL Section 485-b	\$97,202.88
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	\$25,545.91 \$25,545.91
Not For Profit		Local PILOT	\$10,739.32 \$10,739.32
Date Project approved	3/30/2022	School District PILOT	\$50,059.13 \$50,059.13
Did IDA took Title to Property	Yes	Total PILOT	+)
Date IDA Took Title to Property	12/22/2016	Net Exemptions	\$24,928.33
Year Financial Assistance is Planned to End	2039	Project Employment Information	
	\$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. \$375,000,000 mortgage refinance approved in 2022 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	25,000.00
		Created(at Current Market rates)	
City		Annualized Salary Range of Jobs to be Created	0.00 To : 25,000.00
State		Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	0.00
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00
Applicant Information	Empire Reports Real Estate L.L.C.	Net Employment Change	0.00
Applicant Name Address Line1	Empire Resorts Real Estate I, LLC 888 Resorts World Drive	Droja st Otation	
		Project Status	
Address Line2	MONTICELLO		
	MONTICELLO	Current Year Is Last Year for Reporting	
State	INY	There is no Debt Outstanding for this Project	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011707C		
Project Code		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	\$140,657.89
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$59,131.61
Original Project Code		School Property Tax Exemption	\$275,629.72
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$52,200,000.00	Total Exemptions	\$475,419.22
Benefited Project Amount	\$52,175,000.00	Total Exemptions Net of RPTL Section 485-b	\$337,760.41
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	\$7,983.10 \$7,983.10
Not For Profit		Local PILOT	\$3,356.04 \$3,356.04
Date Project approved	10/16/2023	School District PILOT	\$15,643.48 \$15,643.48
Did IDA took Title to Property	Yes	Total PILOT	+ -)
Date IDA Took Title to Property	10/23/2013	Net Exemptions	\$448,436.60
Year Financial Assistance is Planned to End	2036	Project Employment Information	
	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 was 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	
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information	Empire Resorts Real Estate II. LLC	Net Employment Change	0.00
Applicant Name Address Line1	Empire Resorts Real Estate II, LLC c/o Resorts World Catskills	Droja st Otation	
		Project Status	
Address Line2	MONTICELLO	Current Veer le Leet Veer fer Dererting	
		Current Year Is Last Year for Reporting	
State		There is no Debt Outstanding for this Project	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Constal Draiset Information		Dreiget Tay Exampliana & DIL OT	Doumont Information	
General Project Information	400404025	Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012403a	Otata Oalaa Tay Franssiiss	\$45,440,07	
Project Type		State Sales Tax Exemption	\$15,416.27	
Project Name	Fay Hospitality Catskills LLC	Local Sales Tax Exemption	\$15,416.28	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$71,521.51	
Total Project Amount		Total Exemptions	\$102,354.06	
Benefited Project Amount	\$21,070,000.00	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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	5/13/2024	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/2024	Net Exemptions	\$102,354.06	
Year Financial Assistance is Planned to End	2040	Project Employment Information		
Notes	acquisition, renovation, rehabilitation, installation	on and equipping of the existing Villa Roma Resort and	Conference Center including	but not limited to a resort hotel, golf
	course, golf clubhouse, ski area, and related fa		C C	
Location of Project		# of FTEs before IDA Status	250.00	
Address Line1	356 Villa Roma Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00 To : 0.00	
State	NY	Original Estimate of Jobs to be Retained	250.00	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be	36,392.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	234.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00	
Applicant Information		Net Employment Change	-16.00	
Applicant Name	Fay Hospitality Catskills LLC			
Address Line1	c/o Fay US Investments Corp.	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10036	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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Fiscal Year Ending: 12/31/2024

Project Code 48011800A State Sales Tax Exemption So.00 Project Tyme Lease State Sales Tax Exemption \$0.00 Project Name Forestburgh Property, LLC. County Real Property Tax Exemption \$0.00 Original Project Code School Property Tax Exemption \$0.00 State Sales Tax Exemption \$0.00 Project Purpose Category Other Categories Morgang Recording Tax Exemption \$0.00 State Sales Tax Exemption \$0.00 Total Project Anount \$3.000.00.00 Total Exemption \$45.271.84 State Sales Tax Exemption \$5.271.84 Benefited Project Anount \$3.000.00.00 Total Exemption \$5.271.84 State Sales Tax Exemption Annual Lease Payment \$3.000.00 Total Exemption \$5.271.84 State Sales Tax Exemption Annual Lease Payment \$3.000.00 Total Exemption \$5.271.84 State Sales Tax Exemption Benefited Project Anount \$3.000.00 County PLICT \$1.252.81.4 \$12.252.81.4 Date Torject approved County PLICT State Sales Tax Exemption \$1.272.82.1.4 Date Torject approved </th <th></th> <th>1</th> <th></th> <th></th>		1				
Project NameLesseState Sales Tax Exemption90.0Project NameForestburgh Property, LLC.Local Sales Tax Exemption\$10.813.43Project Part of Another Phase or Multi PhaseNoLocal Property Tax Exemption\$23.476.49Project Part of Another Phase or Multi PhaseOther CatagoriesMortagea Recording Tax Exemption\$23.476.49Project Partonet S \$3.300.000.000.000Total Exemptions\$45.271.84States CatagoriesBenefited Project Anount\$4,500.000.000Total Exemptions\$45.271.84States CatagoriesBond/Note AnountS3.300.000.000Total Exemptions\$45.271.84States CatagoriesBond/Note Anount\$4,500.000.000Catal Exemptions\$45.271.84States CatagoriesAnnual Lesse Payment\$3.000.000Catal Exemptions\$45.271.84States CatagoriesBond/Note Anount\$3.000.000Catal Exemptions\$45.271.84\$12.528.14Catal Payment Made Sates Catagories\$10.672.811.85\$12.528.14\$12.528.14Catal Payment Made Sates CatagoriesSchool District PLOT\$12.528.14\$12.528.14Catal Payment Made Sates Catagories\$12.072.811.85\$12.528.14\$12.528.14Catal Payment Made Sates CatagoriesSchool District PLOT\$12.528.14\$12.528.14Catal Payment Made Sates Catagories\$12.672.811.85\$12.672.811.85\$12.672.811.85Catal Payment Made Sates CatagoriesSchool District PLOT\$24.896.82\$12.672.811.85Catagories Catagories (Catagories Catagories Catagories Catagories Catagor	General Project Information		Project Tax Exemptions & PILOT	Payment Information		
Project Name Foresturgh Propenty, LLC. Local Sales Tax Exemption 50.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$3.981.92 Project Part of Another Phase or Multi Phase No School Property Tax Exemption \$3.976.43 Project Purpse Category Other Categories Mortgage Recording Tax Exemption \$3.476.43 Total Project Anount \$3.000.00 Total Exemption \$3.476.43 Benefited Project Anount \$3.000.00 Total Exemptions \$45.271.84 BoolfNote Anount Stoto Project Manuel A \$4.500.000.00 Actual Payment Nade Payment Due Per Agreement Actual Payment Nade \$1.020.00 County Picel Project Anount \$3.00.00 Stoto Project Pice Pice Pice Pice Pice Pice Pice Pice						
Project Par of Another Phase No Cucunty Real Property Tax Exemption \$3.98.91.92 Project Par of Another Phase No Local Property Tax Exemption \$3.98.91.92 Original Project Code School Property Tax Exemption \$3.00.00 Total Project Amount \$4.500,000.00 Total Exemptions \$45.271.84 Benefited Project Amount \$3.300,000.00 Total Exemptions \$45.271.84 BondMote Amount Pilot payment Information Actual Payment Made Payment Due Per Agreement. Annual Lease Payments \$3.000,000.00 Total Exemptions \$45.271.84 \$12.528.14 \$12.528.14 BondMote Amount Solon Country PLOT \$12.528.14 \$12.528.14 \$12.528.14 Mont Ease Payment 120.720.18 School District PLOT \$24.896.82 \$24.896.82 Date Project approved 127.720.18 Country Plot Total Exemptions \$27.393.4 Year Financial Assistance is Planned to End 2035 Project Employment Information \$27.393.4 Year Financial Assistance is Planned to End 0.00 Project Employment Information \$27.393.4 Year Financial Assistance is Plannet to End 0.203<						
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 58,381.32 Original Project Acount School Property Tax Exemption 58,477.48 Project Numus \$4,500,000.00 Total Exemptions 58,4271.84 Benefited Project Anount \$3,000.00 Total Exemptions 58,4271.84 Benefited Project Anount \$3,000.00 Total Exemptions 58,4271.84 Benefited Project Anount \$3,000.00 County PLIOT \$12,528.14 \$12,528.14 Benefited Project Anount School District PLIOT \$10,585.62 \$10,585.62 Date Droject approved 12/17/2018 School District PLIOT \$22,788.34 Date Droject approved 12/17/2018 School District PLIOT \$22,788.34 Year Financial Assistance Is Property No Total Exemptions \$42,778.44 Vear Financial Assistance Is Proneerty No Total Exemption State School District PLIOT \$22,788.34 Year Financial Assistance Is Proneerty No Total Exemption State School District PLIOT \$27,78.34 Vear Financial Assistance Is Proneerty Notemostill Assistance Is Proneerty Proveert Amount and t	Project Name	Forestburgh Property, LLC.				
Original Project CodeImageSchool Property Tax Exemption\$23,476.49Project Propes Category Total Project Amount\$450,000.00Total Exemptions\$45,271.84Benefited Project Amount\$3,300.000Total Exemptions Net of PRTL Sections 455\$45,271.84Benefited Project Amount\$3,000.00Project Amount\$45,271.84Benefited Project Amount\$3,000.00Project Amount\$45,271.84Benefited Project Amount\$3,000.00Project Amount\$45,271.84Annual Lease Payment\$3,000.00Project Amount\$45,271.84Annual Lease Payment\$3,000.00Project Amount\$12,628.14\$12,628.14Annual Lease Payment\$3,000.00County PILOT\$12,628.14\$12,628.14Annual Lease Payment\$12,172.018School District PILOT\$24,986.62\$24,986.62Did DA took Title to PropertyNoTotal Exemptions\$27,385.44\$12,628.14Year Financial Assistance is Planed to End2035Project Employment Information*27,385.44\$12,629.14Year Financial Assistance is Planed to End2035Project Ployment Information*27,385.44\$14,010.78Year Financial Assistance is Planed to End2035Project Ployment Information*27,385.44\$14,010.78Year Financial Assistance is Plane to End2035Project Ployment Information*27,385.44\$14,010.78Year Financial Assistance is Plane to EndEndYear Hinancial Assistance is Plane to End\$14,010.78\$14,010.78Year Financial Assistance						
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Zip - Plus4 11231 IDA Does Not Hold Title to the Property Yes	State			Yes		
	Province/Region		The Project Receives No Tax Exemptions	Yes		

PARIS Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency	Run Date: 04/01/2025 Status: CERTIFIED
Fiscal Year Ending: 12/31/2024	Certified Date: 04/01/2025
Country USA	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011506A			
Project Code		State Sales Tax Exemption	\$0.00	
Project Name		Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,814.04	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,357.41	
Original Project Code		School Property Tax Exemption	\$17,765.17	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,500,000.00	Total Exemptions	\$30,936.62	
Benefited Project Amount	\$24,000.00	Total Exemptions Net of RPTL Section 485-b	\$30,936.61	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1,250.00		Actual Payment Made Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$5,518.33 \$4,991.27	
Not For Profit	No	Local PILOT		
Date Project approved	10/19/2015	School District PILOT	\$12,536.33 \$11,347.62	
Did IDA took Title to Property	Yes	Total PILOT		
Date IDA Took Title to Property	12/15/2015	Net Exemptions	\$9,139.08	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
	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. During 2024 IDA discovered a			
	billing error relating to the 2023 PILOT, resulting in an underpayment from Four Goats, LLC. We collected the remaining amount due (\$2,036.57) and distributed it to			
	the taxing jurisdictions during 2024. For this reason the "Actual Payment Made" exceeds the "Payment Due Per Agreement" above. Also during 2024 IDA corrected			
	error in the Lease Agreement. The Lease Agre	ement terminates in February 2025, not in 2023 as ind	icated above.	
Location of Project		# of FTEs before IDA Status		
Address Line1	4 Shumway Road	Original Estimate of Jobs to be Created	15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	24,000.00	
		Created(at Current Market rates)	_	
City		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	0.00	
		Retained(at Current Market rates)	45.00	
Province/Region	Lipited States	Current # of FTEs	15.00 1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		
Applicant Information Applicant Name	Four Goats, LLC.	Net Employment Change	15.00	
Applicant Name Address Line1	539 Broadway	Project Status		
		Project Status		
Address Line2	MONTICELLO	Current Year Is Last Year for Reporting		
State		There is no Debt Outstanding for this Project		
Zip - Plus4		IDA Does Not Hold Title to the Property		
Zip - Pluš4	12/01	IDA Does Not Hold Litle to the Property		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012303A		
Project Type	Lease	State Sales Tax Exemption	\$267.50
Project Name	Homestedt LLC & North Branch Cider Mill	Local Sales Tax Exemption	\$267.50
	LLC	·	
		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	\$5,000.00
Total Project Amount	\$1,417,000.00	Total Exemptions	\$5,535.00
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	\$1,200.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00 \$0.00
Not For Profit	No	Local PILOT	\$0.00 \$0.00
Date Project approved	8/14/2023	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	9/1/2023	Net Exemptions	\$5,535.00
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes	Notes Proposed renovation and redevelopment of North Branch Cider Mill for use as a tourism destination, dining establishment, retail shops, design studio		lining 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	53,500.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	3.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	3.00
Applicant Information		Net Employment Change	3.00
Applicant Name	North Branch Cider Mill LLC & Homestedt		
	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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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	\$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	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$2,304,750.00	Total Exemptions	\$0.00
Benefited Project Amount	\$1,804,750.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$4,500.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00 \$0.00
Not For Profit	No	Local PILOT	\$0.00 \$0.00
Date Project approved	11/28/2016	School District PILOT	\$0.00 \$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00 \$0.00
Date IDA Took Title to Property	11/28/2016	Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2032	Project Employment Information	
Notes	s This project involves the adaptive reuse of two buildings, previously occupied by an equipment manufacturer, at the Airport Industrial park. The project seeks to develor 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. Late in 2022 the facility was destroyed by fire. The company made a 2023 PILOT to IDA. Beginning with the 2023-24 school tax year and the 2024 town and county tax year, the IDA exemption was removed and the company began making tax payments directly to the taxing jurisdictions.		
Location of Project		# of FTEs before IDA Status	
Address Line1	Airport Road	Original Estimate of Jobs to be Created	
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	
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	· · · · ·	
Address Line1	80 Brooks Road	Project Status	
Address Line2			
City	FERNDALE	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12734	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	

Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency Fiscal Year Ending: 12/31/2024	Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025
Country USA	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025

Project Code 48011403A International Contractors Corp / Jam Two State Sales Tax Exemption \$0.00 Project Name International Contractors Corp / Jam Two Local Sales Tax Exemption \$0.00 UC County Real Property Tax Exemption \$3.592.52 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$2.709.80 Original Project Code School Property Tax Exemption \$0.00 \$2.709.80 Project Purpose Category Manufacturing Mortgage Recording Tax Exemption \$0.09 Total Exemptions Si 10.000.00 Total Exemptions Net of RPTL Section 485-5 \$17.283.95 \$17.283.96 Benefited Project Amount \$510.000.00 Total Exemptions Net of RPTL Section 485-5 \$17.283.96 Benefited Project approved \$1.000.00 Pilot payment Information \$1.094.81 \$1.451.45 Annual Lease Payment No Local Pilot Pilot Si.094.81 \$1.094.81 \$1.094.81 Did Dato Kritle to Property Yes Yes Yes \$6.983.05 \$6.983.05 Vear Financial Assistance is Planeed to Project approved 930/2014 Project Employment Information <th>General Project Information</th> <th></th> <th>Project Tax Exemptions & PILOT</th> <th>Payment Information</th>	General Project Information		Project Tax Exemptions & PILOT	Payment Information
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Federal Tax Status of BondsCounty PILOT\$1,451.45\$1,451.45Not For ProfitNoLocal PILOT\$1,094.81\$1,094.81Date Project approved9/30/2014School District PILOT\$4,436.79\$4,436.79Did IDA took Title to PropertyYesTotal PILOT\$6,983.05\$6,983.05Date IDA Took Title to Property10/1/2014Net Exemptions\$10,300.90Year Financial Assistance is Planned to End2025Project Employment InformationNotesAdaptive 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 2015.4.00Location of Project46 Industrial Park RoadOriginal Estimate of Jobs to be Created2.00Address Line146 Industrial Park RoadOriginal Estimate of Jobs to be Created35,000.00Created(at Current Market rates)12786Estimated Average Annual Salary of Jobs to be35,000.00Vill T LAKEAnnualized Salary Range of Jobs to be Retained4.004.00Zip - Plus412786Estimated Average Annual Salary of Jobs to be35,000.00Retained(at Current Market rates)35,000.00To: 40,000.00Province/RegionIntract Average Annual Salary of Jobs to be35,000.00Province/RegionIntract Average Annual Salary of Jobs to be35,000.00Province/RegionIntract Average Annual Salary of Jobs to be35,000.00Province/RegionIntract Average Annual Salary of	Bond/Note Amount		Pilot payment Information	
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Date Project approved9/30/2014School District PILOT\$4,436.79\$4,436.79Did IDA took Title to PropertyYesTotal PILOT\$6,983.05\$6,983.05Date IDA Took Title to Property10/1/2014Net Exemptions\$10,300.90Year Financial Assistance is Planned to End2025Project Employment Information*MotesAdaptive 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 2015.4.00Location of Project46 Industrial Park RoadOriginal Estimate of Jobs to be Created2.00Address Line146 Industrial Park RoadOriginal Estimate of Jobs to be Created2.00Metter Created(at Current Market Table)WHITE LAKEAnnualized Salary Range of Jobs to be Created30,000.00To: 40,000.0012786Estimated Average Annual Salary of Jobs to be Retained4.00Province/Region12786Estimated Average Annual Salary of Jobs to be Retained4.00Province/Region12786Estimated Average Annual Salary of Jobs to be Retained4.00Province/Region12786Estimated Average Annual Salary of Jobs to be Retained4.00Province/RegionMetter Market rates4.00Province/Region12786Estimated Average Annual Salary of Jobs to be6.00	Federal Tax Status of Bonds		County PILOT	\$1,451.45 \$1,451.45
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Date IDA Took Title to Property 10/1/2014 Net Exemptions \$10,300.90 Year Financial Assistance is Planned to End 2025 Project Employment Information Image: Comparison of Project 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. 4.00 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 Address Estimated Annual Salary of Jobs to be Created 35,000.00 VHITE LAKE Annualized Salary Range of Jobs to be Created 30,000.00 To: 40,000.00 State NY Original Estimate of Jobs to be Created 4.00 Zip - Plus4 12786 Estimated Average Annual Salary of Jobs to be 35,000.00 To: 40,000.00 Retained(at Current Market rates) Retained(at Current Market rates) 35,000.00 To: 40,000.00 Province/Region Interfere Interfere Interfere Interfere Province/Region Interfere Interfere Interfere Interfere Interfere Interfere				
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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 46 Industrial Park Road Original Estimate of Jobs to be Created 35,000.00 Multiple Multiple Annualized Salary Range of Jobs to be Created 30,000.00 To: 40,000.00 State NY Original Estimate of Jobs to be Created 4.00 State NY Original Estimate of Jobs to be Created 30,000.00 To: 40,000.00 State NY Original Estimate of Jobs to be Created 50,000.00 State S0,000.00 State NY Original Estimate of Jobs to be Created 30,000.00 S0,000.00 S0,000.00 State NY Original Estimate of Jobs to be Created 30,000.00 S0,000.00 S0,000.00 Province/Region NY Original Estimate of Jobs to be Created 50,000.00 S0,000.00 S0,000.00 S0,000.00 S0,000.00	Date IDA Took Title to Property	10/1/2014	Net Exemptions	\$10,300.90
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 Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 35,000.00 Multiple 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 35,000.00 Province/Region Image: Colored Current Market rates 35,000.00 To: 40,000.00 Province/Region Estimated Average Annual Salary of Jobs to be Retained 4.00	Year Financial Assistance is Planned to End	2025	Project Employment Information	
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 Cetated(at Current Market rates) To: 40,000.00 To: 40,000.00 V 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 Cetate (at Current Market rates) 56,000.00 State	Notes			
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 To: 40,000.00 City WHITE LAKE Annualized Salary Range of Jobs to be Created 30,000.00 To: 40,000.00 State NY Original Estimate of Jobs to be Retained 4.00 Zip - Plus4 12786 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 35,000.00 Province/Region Current # of FTEs 6.00				
Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 35,000.00 City WHITE LAKE Annualized Salary Range of Jobs to be Created 30,000.00 To: 40,000.00 State NY Original Estimate of Jobs to be Retained 4.00 Zip - Plus4 12786 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 35,000.00 Province/Region Current # of FTEs 6.00			# of FTEs before IDA Status	
Created(at Current Market rates) Created(at Current Market rates) WHITE LAKE Annualized Salary Range of Jobs to be Created 30,000.00 To: 40,000.00 State NY Original Estimate of Jobs to be Retained 4.00 Zip - Plus4 12786 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 35,000.00 Province/Region Current # of FTEs 6.00	Address Line1	46 Industrial Park Road		
City WHITE LAKE Annualized Salary Range of Jobs to be Created 30,000.00 To: 40,000.00 State NY Original Estimate of Jobs to be Retained 4.00 Zip - Plus4 12786 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 35,000.00 Province/Region Current # of FTEs 6.00	Address Line2			35,000.00
State NY Original Estimate of Jobs to be Retained 4.00 Zip - Plus4 12786 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 35,000.00 Province/Region Current # of FTEs 6.00				
Zip - Plus4 12786 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 35,000.00 Province/Region Current # of FTEs 6.00				
Retained(at Current Market rates) Province/Region Current # of FTEs 6.00				
Province/Region Current # of FTEs 6.00	Zip - Plus4	12786		35,000.00
	Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information Net Employment Change 2.00			Net Employment Change	2.00
Applicant Name International Contractors Corp. / Jam Two LLC	Applicant Name	LLC		
Address Line1 46 Industrial Park Road Project Status	Address Line1	46 Industrial Park Road	Project Status	
Address Line2	Address Line2			
City WHITE LAKE Current Year Is Last Year for Reporting	City	WHITE LAKE	Current Year Is Last Year for Reporting	
State NY There is no Debt Outstanding for this Project	State	NY		
Zip - Plus4 12786 IDA Does Not Hold Title to the Property	Zip - Plus4	12786	IDA Does Not Hold Title to the Property	
Province/Region The Project Receives No Tax Exemptions	Province/Region		The Project Receives No Tax Exemptions	
Country USA	Country	USA		

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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011203A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name		Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,261.88	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,938.43	
Original Project Code		School Property Tax Exemption	\$4,432.32	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$329,000.00	Total Exemptions	\$12,632.63	
Benefited Project Amount	\$300,000.00	Total Exemptions Net of RPTL Section 485-b	\$12,632.63	
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	\$1,723.02 \$1,723.02	
Not For Profit	No	Local PILOT	\$4,523.68 \$4,523.68	
Date Project approved	7/18/2012	School District PILOT	\$3,376.39 \$3,376.39	
Did IDA took Title to Property	Yes	Total PILOT	\$9,623.09 \$9,623.09	
Date IDA Took Title to Property	7/24/2012	Net Exemptions	\$3,009.54	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes		one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21	n late 2020 the IDA amended the terms of the PILOT Agreement, . At the request of the company, this project was terminated in	
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	35,000.00	
		Created(at Current Market rates)		
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	35,000.00	
		Retained(at Current Market rates)		
Province/Region	United States	Current # of FTEs	6.00 0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		
Applicant Information		Net Employment Change	-24.00	
Applicant Name	Loughlin & Billig, PC 461 Broadway	Destant Of the		
Address Line1	401 DIUduWay	Project Status		
Address Line2	MONTIOFILO	Ourment Veen Is Lest Veen fer Deresting		
City		Current Year Is Last Year for Reporting	Yes Yes	
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12701	IDA Does Not Hold Title to the Property	Yes	
Province/Region	USA	The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012304A		
Project Type	Lease	State Sales Tax Exemption	\$12,932.44
Project Name	M E P Wholesalers Corp. & Gibbers Estates	Local Sales Tax Exemption	\$12,932.44
		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	\$24,000.00
Total Project Amount	\$2,525,000.00	Total Exemptions	\$49,864.88
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 \$0.00
Not For Profit		Local PILOT	\$0.00 \$0.00
Date Project approved	11/13/2023	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	12/7/2023	Net Exemptions	\$49,864.88
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes			
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	65,000.00 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	4.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	20.00
Applicant Information		Net Employment Change	4.00
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012006A		· · · · · · · · · · · · · · · · · · ·
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	MHC 83 (HW PORTFOLIO) LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$26,992.56
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$27,811.18
Original Project Code	48010306A	School Property Tax Exemption	\$80,994.51
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$6,900,000.00	Total Exemptions	\$135,798.25
Benefited Project Amount	\$6,675,000.00	Total Exemptions Net of RPTL Section 485-b	\$132,904.73
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$2,500.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$14,288.38 \$14,288.38
Not For Profit	No	Local PILOT	\$14,721.71 \$14,721.71
Date Project approved	7/31/2020	School District PILOT	\$42,874.04 \$42,874.04
Did IDA took Title to Property	Yes	Total PILOT	\$71,884.13 \$71,884.13
Date IDA Took Title to Property	8/26/2020	Net Exemptions	\$63,914.12
Year Financial Assistance is Planned to End	2024	Project Employment Information	
Notes	s 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 beginnin		
Location of Project	2021 all project information is reported under 48012006A. Project terminated in 2024. t		
Address Line1	1695 State Route 52	Original Estimate of Jobs to be Created	3.00
Address Line1		Average Estimated Annual Salary of Jobs to be	25,000.00
Address Linez		Created(at Current Market rates)	20,000.00
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	0.00
p		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	2.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	2.00
Applicant Name	MHC 83 (HW Portfolio) LLC		
Address Line1	41 Flatbush Ave.	Project Status	
Address Line2		• • • • • • • • • • • • • • • • • • •	
City	BROOKLYN	Current Year Is Last Year for Reporting	Yes
State	NY	There is no Debt Outstanding for this Project	Yes
Zip - Plus4	11217	IDA Does Not Hold Title to the Property	Yes
Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 04/01/2025 CERTIFIED Status: Certified Date: 04/01/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
	48010403A	Project Tax Exemptions & PILOT	Payment information
Project Code	Lease	State Salas Tay Evenution	<u>¢0.00</u>
Project Type	Mamma Says Inc / Kinnelon Properties LLC	State Sales Tax Exemption	\$0.00 \$0.00
Project Name	Mamma Says Inc / Kinnelon Properties LLC	Local Sales Tax Exemption	\$0.00
Draiget Dant of Amerikan Disease on Multi Disease	Na	County Real Property Tax Exemption	+)
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,168.84
Original Project Code	Manufacturian	School Property Tax Exemption	\$94,543.83
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$138,096.27
Benefited Project Amount	\$2,550,000.00	Total Exemptions Net of RPTL Section 485-b	\$138,096.27
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	\$18,837.83 \$18,837.83
Not For Profit		Local PILOT	\$8,164.68 \$8,164.68
Date Project approved	10/12/2004	School District PILOT	\$58,617.18 \$58,617.18
Did IDA took Title to Property	Yes	Total PILOT	\$85,619.69 \$85,619.69
Date IDA Took Title to Property	10/24/2004	Net Exemptions	\$52,476.58
Year Financial Assistance is Planned to End	2015	Project Employment Information	
Notes	Renovation and equipping of a 53,000 sq ft ma	nufacturing 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 proje	w PILOT agreement with payments until 2024. Note final PILOT is	
	due 12/15/24, relating to the 2024-25 school tax year and 2025 town and county tax year. Project expected to terminate in February 2025.		
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	25,000.00
		Created(at Current Market rates)	
City	FERNDALE	Annualized Salary Range of Jobs to be Created	25,000.00 To : 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	12734	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	55.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	55.00
Applicant Name	Nonni's Food Company Inc / Mamma Says		
Address Line1	One Westbrook Corporation Center	Project Status	
Address Line2			
City	WESTCHESTER	Current Year Is Last Year for Reporting	
State	IL	There is no Debt Outstanding for this Project	
Zip - Plus4	60154	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012301A		
Project Type	Lease	State Sales Tax Exemption	\$188,860.90
Project Name	Maude Crawford Realty, LLC & Bridgeville	Local Sales Tax Exemption	\$188,860.90
	Ski Co., Inc. dba Holiday Mountain		· · · / · · · ·
		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	\$1,800.00
Total Project Amount	\$5,000,000.00	Total Exemptions	\$379,521.80
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		County PILOT	\$0.00 \$0.00
Not For Profit	No	Local PILOT	\$0.00 \$0.00
Date Project approved	4/25/2023	School District PILOT	\$0.00 \$0.00
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	5/31/2023	Net Exemptions	\$379,521.80
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes	Acquisition and rehabilitation of Holiday Mountain Ski & Fun Park. During 2024 IDA authorized an additional sales tax exemption for this project. All 2024 information		
	is reported using this original OSC number 48012301A. A new OSC number, 48012301B, has been created. 2024 will be the final reporting year for 48012301A and		
	starting in 2025 all information will be reported using 48012301B. Note that there were 8 jobs before IDA status, with an estimated 8 jobs to be retained and 5 jobs to		
	be created. At 12/31/24 the project reported 19 FTEs.		
Location of Project		# of FTEs before IDA Status	
Address Line1	99 Holiday Mountain Road	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	18,500.00
City	MONTICELLO	Created(at Current Market rates)	T =: 05 000 00
City State	NY	Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained	9,000.00 To : 65,000.00 8.00
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	18,500.00
Ziβ - Plus4	12/01	Retained(at Current Market rates)	10,000.00
Province/Region		Current # of FTEs	19.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	43.00
Applicant Information		Net Employment Change	11.00
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	Yes
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12701	IDA Does Not Hold Title to the Property	

 Annual Report for Sullivan County Industrial Development Agency
 Run Date: 04/01/2025

 Status:
 CERTIFIED

 Certified Date: 04/01/2025
 Certified Date: 04/01/2025

 Image: 12/31/2024
 The Project Receives No Tax Exemptions

 Yes
 Yes

 Image: 12/31/2024
 Yes

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012301B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Maude Crawford Realty, LLC & Bridgeville	Local Sales Tax Exemption	\$0.00	
	Ski Co., Inc. dba Holiday Mountain			
		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	48012301A	School Property Tax Exemption	\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$11,180,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$11,000,000.00	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		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	5/13/2024	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/31/2023	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes	Acquisition and rehabilitation of Holiday Mountain Ski & Fun Park. Project began in 2023 with OSC number 48012301A. In 2024 IDA authorized an additional sales to			
	exemption for this project. All 2024 information was reported using the original OSC number 48012301A and starting in 2025 all information will be reported using			formation will be reported using
	48012301B. Note there were 8 jobs before IDA became involved in 2023, with an estimated 8 jobs to be retained and 5 jobs to be created. At 12/31/24 the public states are structured at 12 575 and 12			created. At 12/31/24 the project
	reported 19 FTEs. For 2025 and future years, these 19 FTEs are shown as "# of FTE jobs before IDA status." The project has al retained and 5 jobs created at 12/31/24. For 2025 and future years the sum of 13 is shown in the "estimate of jobs to be retained			
Leastion of Project	retained and 5 jobs created at 12/31/24. For 20			field.
Location of Project Address Line1	99 Holiday Mountain Road	# of FTEs before IDA Status Original Estimate of Jobs to be Created		
Address Line 1	99 Holiday Mountain Road	Average Estimated Annual Salary of Jobs to be	0.00	
Address Linez		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		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	18,500.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-19.00	
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Concrel Droject Information		Draiget Tax Examptions 9 DIL OT	Doumont Information	
General Project Information	400446004	Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011602A	Otata Dalas Tau Francistan	* 0.00	
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	\$8,524.94	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,475.88	
Original Project Code		School Property Tax Exemption	\$16,876.25	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,940,212.00	Total Exemptions	\$35,877.07	
Benefited Project Amount	\$3,727,712.00	Total Exemptions Net of RPTL Section 485-b	\$29,358.53	
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	\$2,126.03	\$2,126.03
Not For Profit		Local PILOT	\$2,612.58	\$2,612.58
Date Project approved	6/20/2016	School District PILOT	\$4,208.76	\$4,208.76
Did IDA took Title to Property	Yes	Total PILOT	\$8,947.37	\$8,947.37
Date IDA Took Title to Property	7/1/2016	Net Exemptions	\$26,929.70	
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			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	40,000.00	
		Created(at Current Market rates)		
City	FALLSBURG	Annualized Salary Range of Jobs to be Created	0.00 To : 40,000	.00
State	NY			
••••••	INT	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12733	Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be	0.00 40,000.00	
			40,000.00	
		Estimated Average Annual Salary of Jobs to be		
Zip - Plus4 Province/Region Country		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00 11.00 0.00	
Zip - Plus4 Province/Region	12733 United States	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs	40,000.00	
Zip - Plus4 Province/Region Country Applicant Information Applicant Name	12733 United States Metallized Carbon Corp Michael Moles	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year	40,000.00 11.00 0.00	
Zip - Plus4 Province/Region Country Applicant Information	12733 United States	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year	40,000.00 11.00 0.00	
Zip - Plus4 Province/Region Country Applicant Information Applicant Name	12733 United States Metallized Carbon Corp Michael Moles	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change	40,000.00 11.00 0.00	
Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1	12733 United States Metallized Carbon Corp Michael Moles	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change	40,000.00 11.00 0.00	
Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1 Address Line2	12733 United States Metallized Carbon Corp Michael Moles 19 South Water Street OSSINING NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change Project Status	40,000.00 11.00 0.00	
Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1 Address Line2 City	12733 United States Metallized Carbon Corp Michael Moles 19 South Water Street OSSINING	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change Project Status Current Year Is Last Year for Reporting	40,000.00 11.00 0.00	
Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1 Address Line2 City State	12733 United States Metallized Carbon Corp Michael Moles 19 South Water Street OSSINING NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change Project Status Current Year Is Last Year for Reporting There is no Debt Outstanding for this Project	40,000.00 11.00 0.00	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services		
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	\$198,826.81 \$198,826.81
Not For Profit	No	Local PILOT	\$137,123.44 \$127,133.44
Date Project approved	12/19/2006	School District PILOT	\$383,209.84 \$383,209.84
Did IDA took Title to Property	Yes	Total PILOT	\$719,160.09 \$709,170.09
Date IDA Took Title to Property	6/19/2007	Net Exemptions	\$745,278.91
Year Financial Assistance is Planned to End	2024	Project Employment Information	
Notes			
	Delaware, Sullivan, Orange, and Rockland counties. (Numbers listed are for the Sullivan County portion only.) Project terminated 2024.		
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	40,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	Millennium Pipeline Company LLC		
Address Line1	One Blue Hill Plaza, 7th Floor	Project Status	
Address Line2			
City	PEARL RIVER	Current Year Is Last Year for Reporting	Yes
State	NY	There is no Debt Outstanding for this Project	Yes
Zip - Plus4	10965	IDA Does Not Hold Title to the Property	Yes
Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Constal Project Information		Dreight Toy Examplianc & DIL OT	Poyment Information
General Project Information	400440004	Project Tax Exemptions & PILOT	Payment Information
Project Code	48011002A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Mogenavland - Town of Bethel	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$51,228.73
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,641.31
Original Project Code		School Property Tax Exemption	\$101,224.84
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$3,500,000.00	Total Exemptions	\$191,094.88
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b	\$191,094.88
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	\$16,776.74 \$16,776.74
Not For Profit	No	Local PILOT	\$12,654.52 \$12,654.52
Date Project approved	12/8/2009	School District PILOT	\$33,149.81 \$33,149.81
Did IDA took Title to Property	Yes	Total PILOT	\$62,581.07 \$62,581.07
Date IDA Took Title to Property	8/31/2010	Net Exemptions	\$128,513.81
Year Financial Assistance is Planned to End	2025	Project Employment Information	
Notes	Bringing a tax exempt camp back on the tax ro	lls. 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	20,000.00
		Created(at Current Market rates)	
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	20,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	7.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	-2.00
Applicant Name	Mogenavland, Camp Heller, Sternberg Inc	· · · ·	
Address Line1	Room 1019	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10010	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		
	1		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Conoral Project Information		Project Tax Exemptions & PILOT	Payment Information
General Project Information	48011003A	Project Tax Exemptions & PILOT	
Project Code		State Salas Tay Evenution	<u>¢0.00</u>
Project Type	Lease Mogenavland - Town of Tusten	State Sales Tax Exemption	\$0.00 \$0.00
Project Name	Nogenaviand - Town of Tusten	Local Sales Tax Exemption	\$28,582.72
Desired Dest of Assether Disease on Multi Disease	N1-	County Real Property Tax Exemption	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$20,630.96 \$50,743.42
Original Project Code	Other Categories	School Property Tax Exemption	\$0.00
Project Purpose Category	Other Categories \$3,500,000.00	Mortgage Recording Tax Exemption	\$99.957.10
Total Project Amount	\$750,000.00	Total Exemptions	+
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b	\$99,957.09
Bond/Note Amount	Ao 700 00	Pilot payment Information	
Annual Lease Payment	\$2,500.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,859.93 \$7,859.93
Not For Profit		Local PILOT	\$5,673.29 \$5,673.29
Date Project approved	12/8/2009	School District PILOT	\$13,953.89 \$13,953.89
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	8/31/2010	Net Exemptions	\$72,469.99
Year Financial Assistance is Planned to End	2025	Project Employment Information	
Notes	Bringing a tax exempt camp back on the tax ro	Ils. 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	
Address Line2		Average Estimated Annual Salary of Jobs to be	20,000.00
		Created(at Current Market rates)	
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	20,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	76.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	67.00
Applicant Name	Mogenavland LLC		
Address Line1	Apt 3C	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10022	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA	· · ·	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 04/01/2025 CERTIFIED Status: Certified Date: 04/01/2025

General Project Information Project Tax Exemptions & PLOT Payment Information Project Type 48012209A 50.00 50.00 Project Type Lease State Sales Tax Exemption 50.00 Project Part of Another Phase or Multi Phase No County Real Project Tyre Exemption 53.00.0 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 53.00.0 Project Project Anount S3.082.00.00 Total Project Anount 53.09.00 Total Project Anount 53.09.00 Benefitted Project Anount S3.082.00.00 Total Exemptions Not of RTIL Section 485-b 53.19.39.30 Annual Lases Payment S3.00.00 Total Exemptions Not of RTIL Section 485-b 53.19.39.30 Banefitted Project Anount S3.002.00 Local PluCI 53.36.23 S3.326.23 Data Project Tax Status of Bonds County PluCI 53.36.23 S3.326.23 S3.326.23 Data Project Project Anount S3.02.20 School District PluCI 53.77.39 S3.326.23 Project Project Anount Satus of Bondy Yatus of Bondy Yatus Satus of Bondy S3.06.23 S3.07.39 <th></th> <th></th> <th></th> <th></th> <th></th>					
Project Type Lesse State Sales Tax Exemption \$0.00 Project Name Monitolio Industrial Park Local Sales Tax Exemption \$3.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$3.00.06 Original Project Code States Tax Exemption \$3.00.06 \$5.722.52 Project Parton \$3.692.000.00 Total Exemptions \$19.159.97 Benefited Project Amount \$3.982.000.00 Total Exemptions \$19.159.98 Benefited Project Amount \$3.982.000.00 Total Exemptions \$19.159.98 Bond/Mote Amount \$3.990.000 Pilot payment Information Actual Payment Made Payment Due Per Agreement Annual Lesse Payment \$3.000.00 County PLIOT \$3.326.29 \$3.326.29 No FOF Profit No Local Phyment Made Payment Due Per Agreement \$3.027.39 \$3.326.29 Date Date Project approved 92292022 School District PLIOT \$8.77.39 \$3.326.73 Date IDA toox Title to Property 12/12022 Net Exemption \$50.25.85 \$58.57.39 Year Financial Assistance is Planne	General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Name Monicolio Industrial Park Local Sease Tax Exemption 50.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 53.03.00 Project Purpose Category. Other Categories Mortgage Recording Tax Exemption 50.00 Total Project Anount 53.692.00 Total Exemptions 51.95.97 Benefited Project Annount 53.692.00 Total Exemptions 51.95.99.7 Benefited Project Annount 53.020.00 Total Exemptions 51.95.99.8 Benefited Project Annount S3.020.00 Pilot payment Information Annual Lesse Payment 50.000.00 Courty PLIOT 58.722.38 53.026.20 Date Project septored Nor Exemptions S1.010.738.77.39 53.026.20 53.026.20 Date Project septored Nor Deproty Yes Total Exemptions 55.057.733 53.87.73.9 Vear Financial Assistance is Planned to Enotype Yes Total PLOT 58.57.73.9 53.57.7.39 53.57.7.39 Year Financial Assistance is Planned to Enotype Yes Yes Total PLOT 58.57.73.9 53.57.7.39 53.57.7.39	Project Code	48012209A			
County Real Property Tax Exemption 53.430.60 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 59.006.85 Project Part of Another Phase or Multi Phase No School Property Tax Exemption 58.722.52 Project Paropes Category Other Categories Mortgage Recording Tax Exemption 58.722.52 Total Project Amount \$3.830.00.0 Total Exemptions \$19.159.97 Benefited Project Amount \$3.802.00.00 Total Exemptions \$19.159.97 Benefited Project Amount \$3.000.00 Total Exemption \$19.159.97 Benefited Project Amount \$3.000.00 Pilot payment Information Actual Payment Due Per Agreement Annual Lesse Payment \$9.000.00 County PILOT \$8.72.98 \$8.72.93 Date Project approver Yes County PILOT \$8.73.99 \$8.73.28.62 Date Project approver Yes Total Exemption \$8.73.99 \$8.77.39 Date Da Took Title to Property Tys Yes Total PLOT \$8.73.90 \$18.577.39 Year Financial Assistance is Planned to End 2033 Project Employment Information Project	Project Type		State Sales Tax Exemption		
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$8,000.85 Original Project Code School Property Tax Exemption \$6,722.52 \$7,723.52 Project Purpose Category Other Categories Mortgage Recording Tax Exemption \$8,072.05 Benefited Project Amount \$3,810.00.00 Total Exemptions \$19,159.98 Benefited Project Amount \$3,080.00 Total Exemptions \$19,159.98 Benefited Project Amount \$3,080.00 County PLIOT \$3,326.29 \$3,326.29 Benefited Project Amount \$0,00.00 County PLIOT \$8,723.28 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29 \$3,326.29	Project Name	Monticello Industrial Park	Local Sales Tax Exemption		
Original Project Code School Property Tax Exemption 58/22.52 Project Purpose Category Other Categories Mortage Recording Tax Exemptions 510.159.97 Benefited Project Amount \$3.181,000.00 Total Exemptions Net of RPTL Section 485-b 519.159.97 Benefited Project Amount \$3.181,000.00 Pilot payment Information Actual Payment Made Payment Due Per Agreement Annual Lease Payment \$9.000.00 County PLO \$3.326.29 \$3.326.29 Paderal Tax Status of Bonds County PLO \$6.561.12 \$6.561.12 \$6.561.12 Date Project approved \$92/3/222 School District PLO \$6.561.12 \$6.561.12 Date Droject approved \$92.3022 School District PLO \$6.561.12 \$6.561.12 Date Droject approved \$92.3022 School District PLO \$8.577.39 \$18.577.39 Date Droject approved Yes Total Exemptions \$90.203.20 \$9.203.20 Vear Financial Assistance is Planned to End 203.30 Qriginal Estimate of Jobs to be Created 0.00 Count Project Count Payments began in 2024. # of FTEs before IDA Status </th <th></th> <th></th> <th>County Real Property Tax Exemption</th> <th></th> <th></th>			County Real Property Tax Exemption		
Project Purpose Category: Other Categories Mortgage Recording Tax Exemption 50.00 Total Project Amount 53.09.00.00 Total Exemptions \$19.159.97 Benefited Project Amount 53.181.000.00 Total Exemptions \$19.159.97 Annual Lesse Payment \$3.00.00 Pilot payment Information Actual Payment Made Payment Due Per Agreement Annual Lesse Payment \$3.00.00 County PLOT \$3.326.29 \$3.326.29 \$3.326.29 Not For Fortit No tor Fortit Not For Fortit \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.518.12 \$6.51	Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,006.85	
Total Project Amount S3,692,000.00 Total Exemptions S19,159.97 Benefited Project Amount S3,181,000.00 Total Exemptions Net of RPTL Section 485-b S19,159.98 Bond/Nice Amount S0,000.00 Actual Payment Information Actual Payment Made Payment Due Per Agreement Annual Lease Payment S0,000.00 County PILOT S3,326.29 S3,326.29 Pederal Tax Status of Bonds County PILOT S3,732.98 S8,732.98 S8,732.98 Date Project approved 9/29/2022 School District PILOT S5,161.12 S6,516.12 Date IDA Took Title to Property Yes Total PLoT is 5582.58 S18,577.39 S18,577.39 Year Financial Assistance is Planned to End 2033 Project Employment 1 industrial park. No vertical construction contemplated under this application. PLOT payments began in 2024. # of FTEs before IDA Status 0.00 Address Linet Rose Valley Road Original Estimate of Jobs to be Created 1.000 0.00 Address Linet NY Original Estimate of Jobs to be Created 1.000 0.00 Cation of Project NY Original Estimate of Jobs to be Created 1.000 0.00 <tr< th=""><th>Original Project Code</th><th></th><th>School Property Tax Exemption</th><th>\$6,722.52</th><th></th></tr<>	Original Project Code		School Property Tax Exemption	\$6,722.52	
Benefited Project Amount Bond/Note Amount \$3.181,000.00 Total Exemptions Net of RPTL Section 485-b \$19,159.98 Bond/Note Amount Annual Lease Payment \$9,000.00 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$3,326.29 \$3,326.29 Not For Profit No Source Payment \$3,326.29 \$3,326.29 Date Project approved \$2/9/022 School District PILOT \$6,518.12 \$6,518.12 Date IDA Took Title to Property Yes Total Exemptions \$582.58 \$18,577.39 Year Financial Assistance is Planned to Catadation of roadways and infrastructure to facilitate future development of a commercial/ industrial park. No vertical construction contemplated under this application. PILOT payments began in 2024. # of FTEs before IDA Status 0.00 Address Linet Rose Valley Road Original Estimate of Jobs to be Created (at Current Market rates) 0.00 City MONTICELLO Annualized Stalary Range of Jobs to be Created 0.00 0.00 State NY Original Estimate of Jobs to be Created 0.00 0.00 City MONTICELLO Annualized Salary Range of Jobs to be Created 0.00 0.00	Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Bond/Note Amount Pilot payment Information Annual Lease Payment \$3,000.0 Actual Payment Made Payment Due Payment Federal Tax Status of Bonds County PILOT \$3,326.29 \$3,326.29 Not For Profit No Local PILOT \$8,732.98 \$8,732.98 Date DP Topicst approved \$9/29/2022 School District PILOT \$8,618.12 \$6,518.12 Did IDA took Title to Property Yes Total PILOT \$18,577.39 \$18,577.39 Year Financial Assistance is Planned to End 2033 Project Employment Information \$2033 Notes Development of roadways and infrastructure to facilitate future development of a commercial industrial park. No vertical construction contemplated under this application. PILOT payments began in 2024. # of FTEs before IDA Status 0.00 Address Line1 Rose Valley Road Original Estimated Jobs to be Created 0.00 Created Current Marker rates) Notes Current Year Braine di Jobs to be Retained 0.00 Year Financial Assistance Jobs to be Created 0.00 To: 0.00 To: 0.00 Address Line2 MontriceLLO Annualized Salary Anage of Jobs to be Retained <th>Total Project Amount</th> <th>\$3,692,000.00</th> <th>Total Exemptions</th> <th>\$19,159.97</th> <th></th>	Total Project Amount	\$3,692,000.00	Total Exemptions	\$19,159.97	
Annual Lease Payment \$9,000.00 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$3,326.29 \$3,326.29 \$3,326.29 Not For Profit No Local PILOT \$8,732.99 \$8,732.98 \$8,732.98 Date Project approved 9/28/2022 School District PILOT \$8,518.12 \$6,518.12 Date IDA Took Title to Property Yes Total PILOT \$8,573.39 \$18,577.39 Year Financial Assistance is Planned to End 2033 Project Employment Information \$582.58 Vear Financial Assistance is Planned to End 2033 Project Employment of a commercial industrial park. No vertical construction contemplated under this application. PILOT payments began in 2024. # of FTEs before IDA Status 0.00 Address Linez Average Estimated Annual Salary of Jobs to be 0.00 Count Market rates) City MONTICELLO Annualized Salary Range of Jobs to be Retained 0.00 Zip - Plus4 12701 Estimated Average Annual Salary of Jobs to be 0.00 City MONTICELLO Annualized Salary Range of Jobs to be 0.00 Applicant Informat	Benefited Project Amount	\$3,181,000.00	Total Exemptions Net of RPTL Section 485-b	\$19,159.98	
Federal Tax Status of Bonds County PILOT \$3.326.29 \$3.326.29 Not For Profit No Local PILOT \$8.732.98 \$8,732.98 Date Project approved 9/29/2022 School District PILOT \$6.518.12 \$6.518.12 Date IDA took Title to Property Yes Total PILOT \$16.577.39 \$18.577.39 State DA Took Title to Property 12/1/2022 Project Employment Information \$582.58 Year Financial Assistance is Planned to End 2033 Project Employment Information \$6.00 Note Development of roadways and infrastructure to facilitate future development of a commercial/industrial park. No vertical construction contemplated under this application. PILOT payments began in 2024. # of FTEs before IDA Status 0.00 Address Line1 Rose Valley Road Original Estimate of Jobs to be Created 0.00 City MONTICELLO Annualized Salary Range of Jobs to be Roated 0.00 To: 0.00 State NY Original Estimate of Jobs to be Roated 0.00 To: 0.00 State NY Original Estimate of Jobs to be Roated 0.00 To: 0.00 State NY <th>Bond/Note Amount</th> <th></th> <th>Pilot payment Information</th> <th></th> <th></th>	Bond/Note Amount		Pilot payment Information		
Not For Profit No Local PILOT 58,732.98 \$8,732.98 Date Project approved 9/29/2022 School District PILOT 58,518.12 \$6,518.12 Did IDA took Title to Property Yes Total PILOT \$18,577.39 \$18,577.39 Date IDA Took Title to Property 12/1/2022 Net Exemptions \$582.58 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 began in 2024. # 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 0.00 To: 0.00 State NY Original Estimate of Jobs to be Created 0.00 To: 0.00 State NY Original Estimate of Jobs to be Created 0.00 To: 0.00 State NY Original Estimate of Jobs to be Created 0.00 To: 0.00 Country United States <td< th=""><th></th><th>\$9,000.00</th><th></th><th></th><th></th></td<>		\$9,000.00			
Date Project approved 9/29/2022 School District PLOT \$6,518,12 \$6,518,12 Did IDA took Title to Property Yes Total PILOT \$18,577.39 \$18,577.39 Date IDA Took Title to Property 12/1/2022 Net Exemptions \$582.58 Year Financial Assistance is Planned to End 2033 Project Employment Information Development of roadways and infrastructure to facilitate future development of a commercial/ industrial park. No vertical construction contemplated under this application. PILOT payments began in 2024. # of FTEs before IDA Status 0.00 Address Line1 Rose Valley Road Original Estimate of Jobs to be created 0.00 0.00 Address Line2 MONTICELLO Annualized Salary Range of Jobs to be Created 0.00 0.00 City MONTICELLO Annualized Salary Range of Jobs to be Created 0.00 0.00 Zip - Plus4 12701 Estimate do Jobs to be Created 0.00 0.00 Country United States # of FTE Construction Jobs do to be 0.00 0.00 0.00 Applicant Name Monticello Industrial Park LLC Net Employment Change 0.00 0.00 <t< th=""><th>Federal Tax Status of Bonds</th><th></th><th>County PILOT</th><th></th><th></th></t<>	Federal Tax Status of Bonds		County PILOT		
Did IDA took Title to Property Yes Total PILOT \$18,577.39 \$18,577.39 Date IDA Took Title to Property 12/1/2022 Net Exemptions \$582.58 Year Financial Assistance is Planned to End 2033 Project Employment Information Development of roadways and infrastructure to facilitate future development of a commercial/ industrial park. No vertical construction contemplated under this application. PILOT payments began in 2024. # 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 0.00 Tot: 0.00 State NY Original Estimate of Jobs to be Created 0.00 To: 0.00 Zip - Plus4 12701 Estimated Average Annual Salary of Jobs to be 0.00 To: 0.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Current Warker rates) 0.00 Applicant Information Net Employment Change 0.00 0.00 0.00 0.00 Applicant Information Net Employment Marker rates) 0.00 0.00 0.00 0.00	Not For Profit		Local PILOT		\$8,732.98
Date IDA Took Title to Property 12/1/2022 Net Exemptions \$582.58 Year Financial Assistance is Planned to End 2033 Project Employment Information 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 began in 2024. # 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 0.00 To: 0.00 Created (current Market rates) Created (current Market rates) 0.00 To: 0.00 Zip - Plus4 12701 Estimate of Jobs to be Retained 0.00 0.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 0.00 0.00 Applicant Name Monticello Industrial Park LLC 0.00 0.00 Applicant Name Monticello Industrial Park LLC 0.00 0.00 Applicant Name Monticello Industrial Park LLC 0.00 0.00<	Date Project approved	9/29/2022	School District PILOT	\$6,518.12	\$6,518.12
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 began in 2024. # 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 0.00 City MONTICELLO Annualized Salary Range of Jobs to be Created 0.00 State NY Original Estimate of Jobs to be Created 0.00 Zip - Plus4 12701 Estimated Average Annual Salary of Jobs to be 0.00 Current # of FTES 0.00 Current # of FTES 0.00 Applicant Information Retained(at Current Market rates) 0.00 Province/Region Current # of FTES 0.00 0.00 Address Line1 171 East Industry Court Project ## of FTES 0.00 Address Line2 # of FTE Construction Jobs during Fiscal Year 0.00 Address Line1 171 East Industry Court Project Status	Did IDA took Title to Property	Yes	Total PILOT	\$18,577.39	\$18,577.39
Notes Development of roadways and infrastructure to facilitate future development of a commercial industrial park. No vertical construction contemplated under this application. PILOT payments began 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 0.00 City MONTICELLO Annualized Salary Range of Jobs to be Retained 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 0.00 Province/Region Current Warket rates) 0.00 Applicant Information Net Employment Market rates) 0.00 Address Line1 United States # of FTE Construction Jobs during Fiscal Year 0.00 Address Line2 United States # of FTE Construction Jobs during Fiscal Year 0.00 Address Line2 Deter PARK Current Year Is Last Year for Reporting 0.00 Address Line2 DEE PARK Current Year Is Last Year for Reporting 0.00	Date IDA Took Title to Property	12/1/2022	Net Exemptions	\$582.58	
application. PILOT payments began in 2024. Location of Project 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 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 Applicant Information Net Employment Change 0.00 Address Line1 171 East Industry Court Project Status 0.00 Address Line1 171 East Industry Court Project Status Project Status Address Line1 171 East Industry Court Project Status Project Status Address Line1 1712 IDA Des Not Hold Title to the Project Province/Region Current Year Is Last Year for Reporting Discurrent Year Is Last Project	Year Financial Assistance is Planned to End	2033	Project Employment Information		
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 0.00 City MONTICELLO Annualized Salary Range of Jobs to be Created 0.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 12701 Estimated Annual Salary of Jobs to be 0.00 Province/Region Current Warket rates) 0.00 0.00 Applicant Information Monticello Industrial Park LLC 0.00 0.00 Address Line2 171 East Industry Court Project Status 0.00 Address Line1 171 East Industry Court Project Status 0.00 Address Line1 171 East Industry Court Project Status 0.00 Address Line1 171 East Industry Court Project Status 0.00 Address Line2 Intere is no Debt Outstanding for this Project 2 11729 IDA Does Not Hold Title to the Property IDA Does Not Hold Title to the Property 11729	Notes		facilitate future development of a commercial/ industria	al park. No vertical construction	on contemplated under this
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 0.00 City MONTICELLO Annualized Salary Range of Jobs to be Created 0.00 State NY Original Estimate of Jobs to be Created 0.00 Zip - Plus4 12701 Estimated Average Annual Salary of Jobs to be Retained 0.00 Province/Region Current # of FTEs 0.00 0.00 Applicant Information Net Employment Change 0.00 Address Line1 171 East Industry Court Project Status 0.00 Address Line2 Current Year Is Last Year for Reporting 171 East Industry Court Project Status Address Line2 IDER PARK Current Year Is Last Year for Reporting 1729 IDA Does Not Hold Title to the Property IDA Does Not Hold Title to the Property 1729		application. PILOT payments began in 2024.		1	
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 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 Warket rates) 0.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 0.00 Address Line2 Inticello Industrial Park LLC Project Status Address Line2 Current Year Is Last Year for Reporting Inticello Park City DEER PARK Current Year Is Last Year for Reporting City DEER PARK 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					
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 To: 0.00 Zip - Plus4 12701 Estimated Average Annual Salary of Jobs to be 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 0.00 Address Line1 171 East Industry Court Project Status 0.00 Address Line2 Current Year Is Last Year for Reporting 171 East NY State NY There is no Debt Outstanding for this Project 1729 IDA Does Not Hold Title to the Property The Project Regores No Tax Exemptions 174 Exemptions		Rose Valley Road			
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 0.00 Province/Region Current Market rates) 0.00 0.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 0.00 Address Line1 171 East Industry Court Project Status 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	Address Line2			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 Address Line1 171 East Industry Court Project Status Address Line2 City DEER PARK Current Year Is Last Year for Reporting City DEER PARK There is no Debt Outstanding for this Project Zip - Plus4 11729 IDA Does Not Hold Title to the Project y Province/Region The Project Receives No Tax Exemptions					
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 Address Line1 171 East Industrial Park LLC 0.00 Address Line2 Vision Project Status 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					
Image: constraint of the second stateRetained(at Current Market rates)Province/RegionCurrent # of FTEs0.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change0.00Applicant NameMonticello Industrial Park LLC0.00Address Line1171 East Industry CourtProject StatusAddress Line2IntegrationCurrent Year Is Last Year for ReportingCityDEER PARKCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus411729IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions					
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 Project Status Address Line1 171 East Industry Court Project Status Address Line2 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	Zip - Plus4	12701		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 0.00 Address Line1 171 East Industry Court Project Status Address Line2 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			· · · · · · · · · · · · · · · · · · ·		
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	Province/Region				
Applicant Name Monticello Industrial Park LLC Address Line1 171 East Industry Court Project Status Address Line2 Current Year Is Last Year for Reporting 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	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
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	Applicant Information		Net Employment Change	0.00	
Address Line2 Current Year Is Last Year for Reporting 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	Applicant Name	Monticello Industrial Park LLC			
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	Address Line1	171 East Industry Court	Project Status		
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	Address Line2				
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	City	DEER PARK	Current Year Is Last Year for Reporting		
Zip - Plus4 11729 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	State	NY			
	Zip - Plus4				
	Province/Region		The Project Receives No Tax Exemptions		
		USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011402B		
Project Code	Lease	State Sales Tax Exemption	\$0.00
Project Name	Montreign Operating Company, LLC	Local Sales Tax Exemption	\$0.00
	Montolgh oporating company, 220	County Real Property Tax Exemption	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$753,160.37
Original Project Code	48011402A	School Property Tax Exemption	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	
Total Project Amount	\$600,000,000.00	Total Exemptions	\$6,055,423.23
Benefited Project Amount	\$600,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$4,556,156.33
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	\$345,934.16 \$345,934.16
Not For Profit	No	Local PILOT	\$145,428.34 \$145,428.34
Date Project approved	10/16/2023	School District PILOT	
Did IDA took Title to Property	Yes		\$1,169,246.49 \$1,169,246.49
Date IDA Took Title to Property	9/5/2014	Net Exemptions	\$4,886,176.74
Year Financial Assistance is Planned to End	2036	Project Employment Information	
Notes	Casino resort. 1/9/17: \$500,000 mortgage app	roved. 5/18/17: \$35,000,000 mtg approved. 8/28/20: II	DA approved \$330,000,000 mtg refinance. 12/14/20: IDA
	pproved amendment to PILOT terms, to waive FTE goal for the 1 year periods affecting the 2021 and 2022 PILOTs. 2021: IDA approved \$505,000,000 mtg refinance.		
	022: IDA approved \$375,000,000 mtg refinance to facilitate this project, the Empire Resorts Real Estate I, LLC project, and the Empire Resorts Real Estate II, LLC		
			nd Leaseback term. Starting in 2024 information is reported under
			s before IDA status are all jobs that were created as a result of
	the original IDA Project #48011402A. As of 12/	31/23, the final reporting year for 48011402A, there we	
Location of Project		# of FTEs before IDA Status	
Address Line1	888 Resorts World Drive	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
01	MONITIOFILLO	Created(at Current Market rates)	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	
State	NY	Original Estimate of Jobs to be Retained	1,050.00
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	35,000.00
Drovince/Desien		Retained(at Current Market rates) Current # of FTEs	1,431.00
Province/Region Country	United States	# of FTE Construction Jobs during Fiscal Year	30.00
Applicant Information	United States	# of FTE Construction Jobs during Fiscal fear Net Employment Change	294.00
Applicant Information Applicant Name	Montreign Operating Company, LLC	Net Employment Change	
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		IDA Does Not Hold Title to the Property	
Zip - Plus4	12101	The boes not note the to the Property	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012210A		
Project Code Project Type	Lease	State Sales Tax Exemption	\$317.60
Project Type	Mountain Kosher Grocery	Local Sales Tax Exemption	\$317.60
		County Real Property Tax Exemption	\$7,607.36
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,972.69
Original Project Code		School Property Tax Exemption	\$14,907.19
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$43.122.44
Benefited Project Amount	\$6,400,000.00	Total Exemptions Net of RPTL Section 485-b	\$42,487.24
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	\$6,018.39 \$6,018.39
Not For Profit	No	Local PILOT	\$15,800.94 \$15,800.94
Date Project approved	12/12/2022	School District PILOT	\$11,793.49 \$11,793.49
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	12/14/2022	Net Exemptions	\$9,509.62
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes	Construction of a new 27,000 square foot groc		
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	49,400.00
		Created(at Current Market rates)	
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	12,350.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	18.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	18.00
Applicant Information		Net Employment Change	5.00
Applicant Name	Mountain Kosher Food Corp. & 286 EB LLC		
Address Line1	1179 E. 17th 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	11230	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: 12/31/2024

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	\$8,756.41 \$8,756.41
Not For Profit	No	Local PILOT	\$6,604.89 \$6,604.89
Date Project approved	8/10/2020	School District PILOT	\$17,302.11 \$17,302.11
Did IDA took Title to Property	Yes	Total PILOT	\$32,663.41 \$32,663.41
Date IDA Took Title to Property	8/11/2020	Net Exemptions	-\$32,663.41
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 com	pletion of the facility's construction, the project will be exempt from
	real property taxes under Section 487 of the N	YS RPTL for a period of fifteen years. The company ha	as committed to make PILOT payments during this period.
Location of Project		# of FTEs before IDA Status	
Address Line1	2017 State Route 17B	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information	NY Bethel I. LLC	Net Employment Change	0.00
Applicant Name	140 East 45th Street	Desite of Original	
Address Line1	140 East 43111 Stieet	Project Status	
Address Line2		Ourseast Versula Least Versula Double	
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY 10017	There is no Debt Outstanding for this Project	
Zip - Plus4		IDA Does Not Hold Title to the Property	
Province/Region	USA	The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011703A		
Project Type		State Sales Tax Exemption	\$0.00
Project Name		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,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services		
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	\$5,757.18 \$5,757.18
Not For Profit	No	Local PILOT	\$4,200.63 \$4,200.63
Date Project approved	3/14/2017	School District PILOT	\$10,042.19 \$10,042.19
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 electric	city 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 commitmen		
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	0.00
		Created(at Current Market rates)	
City		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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	NY Delaware I, LLC.		
Address Line1	1460 Broadway, 5th Floor	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10036	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 04/01/2025 CERTIFIED Status: Certified Date: 04/01/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011709A		
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Type Project Name	NY Delaware II, LLC.	Local Sales Tax Exemption	\$0.00
Project Name		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,	Mortgage Recording Tax Exemption	\$0.00
r roject r dipose category	Gas and Sanitary Services	mongage Necoluling 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	
Not For Profit	No	Local PILOT	
Date Project approved	12/11/2017	School District PILOT	
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 electric		NYSEG electrical grid. This project is exempt under NYS RPTL
	487 for a period of fifteen years. The project m	ade a commitment to making PILOT payments during	this period. Due to a billing error in 2020, the project overpaid its
		d in 2021, when the IDA reduced the 2021 PILOT bill b	
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	0.00
		Created(at Current Market rates)	
City	CALLICOON	Annualized Salary Range of Jobs to be Created	
State	NY	Original Estimate of Jobs to be Retained	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	NY Delaware II, LLC.		
Address Line1	33 Irving Place, Suite 1090	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10003	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 04/01/2025 CERTIFIED Status: Certified Date: 04/01/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011902A		
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Type	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,	Mortgage Recording Tax Exemption	\$0.00
riejour alpees sategoly	Gas and Sanitary Services		
Total Project Amount	\$4,683,050.00	Total Exemptions	\$0.00
Benefited Project Amount	\$3,808,050.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,105.49 \$6,105.49
Not For Profit	No	Local PILOT	\$4,454.77 \$4,454.77
Date Project approved	6/10/2019	School District PILOT	\$10,649.74 \$10,649.74
Did IDA took Title to Property	Yes	Total PILOT	\$21,210.00 \$21,210.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions	-\$21,210.00
Year Financial Assistance is Planned to End	2040	Project Employment Information	
Notes	Construction of an approximately 2MW solar pl		rconnected 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 wir		87 but has committed to making PILOT payments during this
	period.		
Location of Project		# of FTEs before IDA Status	
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
-		Created(at Current Market rates)	
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	0.00
Drovince/Desien		Retained(at Current Market rates) Current # of FTEs	0.00
Province/Region	United States	# of FTE Construction Jobs during Fiscal Year	
Country	United States		
Applicant Information Applicant Name	NY Delaware III. LLC.	Net Employment Change	0.00
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	
i tovince/Region	1		

PARIS Public Authorities Reporting Information System			
Run Date: 04/01/2025 Status: CERTIFIED			
Status: CERTIFIED Certified Date: 04/01/2025			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: Status: Certified Date: 04/01/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011903A		
Project Code 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,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services	mortgage recording rax Exemption	40.00
Total Project Amount	\$4,683,050.00	Total Exemptions	\$0.00
Benefited Project Amount	\$3,808,050.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,105.48 \$6,105.48
Not For Profit	No	Local PILOT	
Date Project approved	6/10/2019	School District PILOT	\$10,649.74 \$10,649.74
Did IDA took Title to Property	Yes	Total PILOT	\$21,210.00 \$21,210.00
Date IDA Took Title to Property	6/10/2019	Net Exemptions	-\$21,210.00
Year Financial Assistance is Planned to End	2040	Project Employment Information	
Notes	Construction of an approximately 1.968MW so		interconnected to the New York State Electric and Gas electrical
			ules; (C) inverters and transformers to sit on a concrete inverter
	pad and (d) assorted electrical components an	d wiring. The project is exempt for 15 years under RPT	TL 487 but has committed to making PILOT payments during this
	period.		
Location of Project		# of FTEs before IDA Status	
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
		Created(at Current Market rates)	
City	CALLICOON	Annualized Salary Range of Jobs to be Created	
State	NY	Original Estimate of Jobs to be Retained	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
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.		
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 Province/Region	10003	IDA Does Not Hold Title to the Property The Project Receives No Tax Exemptions	

04/01/2025 CERTIFIED

Public Authorities Reporting Information System	
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Country USA	

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Fiscal Year Ending: 12/31/2024

Run Date: 04/01/2025 CERTIFIED Status: Certified Date: 04/01/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information		
Project Code	48011904A				
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	NY Delaware V, LLC.	Local Sales Tax Exemption	\$0.00		
	NT Delaware V, LLC.	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,	Mortgage Recording Tax Exemption	\$0.00		
	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	\$4,605.74 \$4,605.74		
Not For Profit	No	Local PILOT			
Date Project approved	6/10/2019	School District PILOT	\$8,033.76 \$8,033.76		
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 so		y that will be interconnected to the New York State Electric and Gas electrical		
			ules; (C) inverters and transformers to sit on a concrete inverter		
			TL 487 but has committed to making PILOT payments during this		
	period.				
Location of Project		# of FTEs before IDA Status			
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created			
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00		
		Created(at Current Market rates)			
City	CALLICOON	Annualized Salary Range of Jobs to be Created			
State	NY	Original Estimate of Jobs to be Retained			
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be	0.00		
		Retained(at Current Market rates)			
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.				
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	480105A			
Project Code 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,	Mortgage Recording Tax Exemption	\$0.00	
r rejeet r alpees sategely	Gas and Sanitary Services			
Total Project Amount	\$4,683,050.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$875,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$5,757.18 \$5,757.18	
Not For Profit	No	Local PILOT		
Date Project approved	6/10/2019	School District PILOT	\$10,042.19 \$10,042.19	
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 pl		connected 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		
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)	_	
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	0.00	
Duction of the second		Retained(at Current Market rates)	0.00	
Province/Region	United States	Current # of FTEs		
Country	United States	# of FTE Construction Jobs during Fiscal Year		
Applicant Information Applicant Name	NY Delaware VI. LLC.	Net Employment Change	0.00	
Applicant Name Address Line1	33 Irving Place, Suite 1090	Project Status		
Address Line1		Froject Status		
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	10000	The Project Receives No Tax Exemptions		
Frovince/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012404A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NY Fallsburg (Frank Brown Road), 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	\$8,676,687.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$8,115,474.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made Paymen	t Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00 \$0.00	
Not For Profit	No	Local PILOT	\$0.00 \$0.00	
Date Project approved	12/16/2024	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	12/31/2024	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2046	Project Employment Information		
Notes	Construction of an approx. 4 MWac solar photo	ovoltaic electricity generating facility that will be intercor	nected to the NYSEG grid. Project is exer	mpt from real estate
	taxes for 15 years under NYS RPTL 487 but h	as committed to making PILOT payments during this pe		
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Frank Brown Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
City	FALLSBURG	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	12733	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
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 Fallsburg (Frank Brown Road), 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	48012403A			
Project Type	Lease	State Sales Tax Exemption	\$7,969.50	
Project Name	NY Forestburgh I LLC	Local Sales Tax Exemption	\$7,969.50	
		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	\$10,642,545.00	Total Exemptions	\$15,939.00	
Benefited Project Amount	\$10,135,757.00	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	5/13/2024	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/2024	Net Exemptions	\$15,939.00	
Year Financial Assistance is Planned to End	2045	Project Employment Information		
		acking to mount the solar modules; (b) solar modules; ing. Project is exempt for 15 years under NYS RPTL 4		
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	State Route 42	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
City	FORESTBURGH	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	12777	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	NY Forestburgh I, LLC			
Address Line1	560 Davis Street	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		

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Annual Report for Sullivan County Industrial Development Agency Fiscal Year Ending: 12/31/2024	Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025
Country USA	

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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,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services		
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	\$4,215.87 \$4,215.87
Not For Profit		Local PILOT	\$4,343.72 \$4,343.72
Date Project approved	8/23/2017	School District PILOT	\$12,650.41 \$12,650.41
Did IDA took Title to Property	Yes	Total PILOT	\$21,210.00 \$21,210.00
Date IDA Took Title to Property	8/23/2017	Net Exemptions	-\$21,210.00
Year Financial Assistance is Planned to End	2038	Project Employment Information	
Notes	Construction of 2MW solar photovoltaic electric	city 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 S	Section 487. The project has made a commitment to m	aking 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	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	NY Liberty I, LLC.		
Address Line1	33 Irving Place, Suite 1090	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10003	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012207A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NY Liberty 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	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,875,000.00	Total Exemptions	\$0.00	
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	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	7/11/2022	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	\$0.00	
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 exe	mpt 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 amen			e PILOT Agreement was amended
	to amend the annual PILOT payment amount.	No other terms of the project agreements have change		-
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	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	1.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	NY Liberty II, 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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Fiscal Year Ending: 12/31/2024

Project Code 48012204/B Image: Code State Sales Tax Exemption Stoto Project Part of Another Phase or Multi Phase Yes County Real Property Tax Exemption Stoto Project Part of Another Phase or Multi Phase Yes County Real Property Tax Exemption Stoto Project Part of Another Phase or Multi Phase Yes County Real Property Tax Exemption Stoto Project Part of Another Phase or Multi Phase Yes County Real Property Tax Exemption Stoto Project Phase or Multi Phase Yes Total Exemptions Stoto Stoto Benefited Project Anount Stota Tax Ts toon Total Exemptions Stoto Stoto Bond/Note Anount Stota Tax Ts toon Total Exemptions Stoto Stoto Brodicet approved No County Phot Phot Phot No Actual Payment Nade Payment Due Per Agreement Annual Lass Payment Boo Stota Tax Exemption Stoto Stoto Stoto Stoto<	General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Type Lesse State Sales Tax Exemption 50:00 Project Nam NV Marnakaing I, L/C Local Sales Tax Exemption 50:00		49010204D		Fayment information	
Project Name NY Manakaing I, LLC Local Sease Tax Exemption 50.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption 50.00 Project Part of Another Phase or Multi Phase Yes Local Property Tax Exemption 50.00 Project Purpose Category Clean Energy Mortgage Recording Tax Exemption 50.00 Total Project Anount S5.812,500.00 Total Exemptions 50.00 Bendified Project Anount S5.812,800.00 Total Exemptions 50.00 Bond/Note Amount S5.812,800.00 Actual Payment Made Payment Due Per Agreement Annual Lease Payment 50.00 S0.00 \$0.00 \$0.00 Date Project approvad Gounty PLIOT \$0.00 \$0.00 \$0.00 Date Project approvad Gounty PLIOT \$0.00 \$0.00 \$0.00 Date Project approvad Gounty PLIOT \$0.00 \$0.00 \$0.00 Vear Financial Assistance is Planed tord 2045 Project Employment Information PLOT payments during this period. In August 2024 IDA and the Compary entered into a Second Ameridment to ASR PLIOT Agreement to make the PLIOT term align this			State Salas Tay Evenution	\$0.00	
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Zip - Plus4 94111 IDA Does Not Hold Title to the Property					
		94111			
	Province/Region				

Run Date: 04/01/2025 Status: CERTIFIED
Status: CERTIFIED Certified Date: 04/01/2025

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012204A	Froject Tax Exemptions & FILOT	Fayment mormation	
Project Code Project Type	Lease	State Sales Tax Exemption	\$2,246.00	
Project Type	NY Mamakating I, LLC	Local Sales Tax Exemption	\$2,246.00	
		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		Total Exemptions	\$4,492.00	
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	\$4,492.00	
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 in	terconnected to the Orange and	d Rockland electrical grid. Project
	consists of racking to mount the solar modules.	, solar modules, inverters and transformers, and assort	ed electrical components and w	viring. 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. In August 2024 IDA and the		
	Company entered into a Second Amendment to	o Amended and Restated PILOT, adjusting the PILOT	term to align with the actual dat	e of project interconnection. All
		OSC# 48012204A. A new OSC# 48012204B has been		
	end" (2045). 2024 will be the last reporting yea	r for 48012204A and starting in 2025 all information for		der 48012204B.
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	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	13.00	
Applicant Information		Net Employment Change	1.00	
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	Yes	
State	CA	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	94111	IDA Does Not Hold Title to the Property	Yes	

 Annual Report for Sullivan County Industrial Development Agency
 Run Date: 04/01/2025

 Status:
 CERTIFIED

 Certified Date: 04/01/2025
 Certified Date: 04/01/2025

 Image: 12/31/2024
 The Project Receives No Tax Exemptions

 Yes
 Yes

 Image: 12/31/2024
 Yes

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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,	Mortgage Recording Tax Exemption	\$0.00
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Gas and Sanitary Services		
Total Project Amount	\$4,715,000.00	Total Exemptions	\$0.00
Benefited Project Amount	\$4,715,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$0.00	• •	Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,275.21 \$6,275.21
Not For Profit	No	Local PILOT	\$2,638.04 \$2,638.04
Date Project approved	12/11/2017	School District PILOT	\$12,296.75 \$12,296.75
Did IDA took Title to Property	No	Total PILOT	\$21,210.00 \$21,210.00
Date IDA Took Title to Property		Net Exemptions	-\$21,210.00
Year Financial Assistance is Planned to End	2038	Project Employment Information	
Notes	Construction of 2MW solar photovoltaic electric		NYSEG electrical grid. This project is exempt under NYS RPTL
			period. Note typo in year financial assistance is planned to end.
	Correct year is 2039, not 2038.		
Location of Project		# of FTEs before IDA Status	
Address Line1	Sackett Lake Road	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
		Created(at Current Market rates)	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	NY Thompson I, LLC.		
Address Line1	33 Irving Place, 10th Floor	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10003	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025

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	
Project Purpose Category	Transportation, Communication, Electric,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services		
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	
Not For Profit	No	Local PILOT	
Date Project approved	12/11/2017	School District PILOT	\$6,087.49 \$6,087.49
Did IDA took Title to Property	No	Total PILOT	\$10,500.00 \$10,500.00
Date IDA Took Title to Property		Net Exemptions	-\$10,500.00
Year Financial Assistance is Planned to End	2038	Project Employment Information	
Notes	Construction of 2MW solar photovoltaic electric		NYSEG electrical grid. This project has a fifteen-year real
			nt to making PILOT payments during this time. Note typo in year
	financial assistance is planned to end. Correct		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	Sackett Lake Road	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
		Created(at Current Market rates)	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	
State	NY	Original Estimate of Jobs to be Retained	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
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.	B I I I I I	
Address Line1	33 Irving Place, 10th Floor	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10003	IDA Does Not Hold Title to the Property	
Province/Region	1104	The Project Receives No Tax Exemptions	
Country	USA		

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Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012203A			
Project Type	Lease	State Sales Tax Exemption	\$6,777.92	
Project Name		Local Sales Tax Exemption	\$6,777.91	
		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		Total Exemptions	\$13,555.83	
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	\$13,555.83	
Year Financial Assistance is Planned to End	2044	Project Employment Information		
Notes	has committed to making PILOT payments dur	photovoltaic electricity generating facility. Project is exing this time period. PILOT payments are expected to be other terms of the project agreements have changed.	empt under NYS RPTL 487 for begin in 2025. During 2023 the	a period of 15 years. The project PILOT Agreement was amended to
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	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	105.00	
Applicant Information		Net Employment Change	4.00	
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	СТ	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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011901A		
Project Type		State Sales Tax Exemption	\$0.00
Project Name		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,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services		
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	\$6,065.00 \$6,065.00
Not For Profit		Local PILOT	\$4,377.70 \$4,377.70
Date Project approved		School District PILOT	\$10,767.30 \$10,767.30
Did IDA took Title to Property	Yes	Total PILOT	\$21,210.00 \$21,210.00
Date IDA Took Title to Property	4/8/2019	Net Exemptions	-\$21,210.00
Year Financial Assistance is Planned to End	2040	Project Employment Information	
Notes	Construction of an approximately 1.968MW so	lar photovoltaic electricity generating facility that will be	interconnected to the New York State Electric and Gas electrical
	grid. The new construction will be comprised o	f (a) racking to mount the solar modules; (b) solar modu	ules; (C) inverters and transformers to sit on a concrete inverter
		d wiring. This project is exempt for 15 years under NYS	S RPTL 487 but has committed to making PILOT payments during
Location of Project	this period.	# of FTEs before IDA Status	0.00
Address Line1	Woodoak Drive	Original Estimate of Jobs to be Created	0.00
Address Line1		Average Estimated Annual Salary of Jobs to be	0.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	NY Tusten I, LLC.		
Address Line1	33 Irving Place, Suite 1090	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10003	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	

Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency	Run Date: 04/01/2025 Status: CERTIFIED
Fiscal Year Ending: 12/31/2024	Certified Date: 04/01/2025
Country USA	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 04/01/2025 CERTIFIED Status: Certified Date: 04/01/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48010507A	Froject Tax Exemptions & FILOT	Fayment information	
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Peck's Market of Jeffersonville	Local Sales Tax Exemption	\$0.00	
	Peck's Market of Jenersonville	County Real Property Tax Exemption	\$7.265.40	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,660.04	
Original Project Code		School Property Tax Exemption	\$12,779.05	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$880,000.00	Total Exemptions	\$27,704.49	
Benefited Project Amount	\$660,000.00	Total Exemptions Net of RPTL Section 485-b	\$27,704.48	
Benefited Project Amount	4000,000.00	Pilot payment Information	\$27,704.40	
	\$1,500.00	Fliot payment information	A stud Doumout Made	Devenent Due Dev Anne en ent
Annual Lease Payment Federal Tax Status of Bonds	\$1,500.00	County DILOT	Actual Payment Made	Payment Due Per Agreement
	No	County PILOT		\$5,277.72
Not For Profit				\$5,564.38
Date Project approved	7/12/2005	School District PILOT	\$9,282.91	\$9,282.91
Did IDA took Title to Property	Yes	Total PILOT		\$20,125.01
Date IDA Took Title to Property	9/8/2005	Net Exemptions	\$7,579.48	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes		ry store in the Village of Jeffersonville. At the request of eriod 2025 PILOTs relating to the 2024-25 school and v ng year for this project.		
Location of Project		# of FTEs before IDA Status		
Address Line1	P.O. Box 593	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00	
		Created(at Current Market rates)		
City	JEFFERSONVILLE	Annualized Salary Range of Jobs to be Created		5,000.00
State	NY	Original Estimate of Jobs to be Retained		
Zip - Plus4	12748	Estimated Average Annual Salary of Jobs to be	25,000.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-8.00	
Applicant Name	Peck's Market of Jeffersonville			
Address Line1	P.O. Box 593	Project Status		
Address Line2				
City	JEFFERSONVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12748	IDA Does Not Hold Title to the Property		
Province/Region	USA	The Project Receives No Tax Exemptions		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 04/01/2025 CERTIFIED Status: Certified Date: 04/01/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012001a		
Project Code	Lease	State Sales Tax Exemption	\$0.00
Project Name	Psychedelic Solar LLC	Local Sales Tax Exemption	\$0.00
i roject Name		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	
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	\$5,673.31 \$5,673.31
Not For Profit	No	Local PILOT	\$4,279.32 \$4,279.32
Date Project approved	3/9/2020	School District PILOT	\$10,090.82 \$10,090.82
Did IDA took Title to Property	Yes	Total PILOT	\$20,043.45 \$20,043.45
Date IDA Took Title to Property	12/1/2020	Net Exemptions	-\$20,043.45
Year Financial Assistance is Planned to End	2041	Project Employment Information	
Notes	Construction of an approximately 2.7 MW solar		pletion 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 co	mmitted 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	
Address Line2		Average Estimated Annual Salary of Jobs to be	20,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	Psychedelic Solar LLC		
Address Line1	400 Market Industrial Park	Project Status	
Address Line2			
City	WAPPINGERS FALLS	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12590	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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	Local Sales Tax Exemption	\$0.00
	Storage		
	<u> </u>	County Real Property Tax Exemption	\$7,629.71
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$20,031.37
Original Project Code		School Property Tax Exemption	\$14,950.99
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$1,452,750.00	Total Exemptions	\$42,612.07
Benefited Project Amount	\$1,332,750.00	Total Exemptions Net of RPTL Section 485-b	\$42,612.08
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	\$2,964.39 \$2,964.39
Not For Profit	No	Local PILOT	\$7,782.83 \$7,782.83
Date Project approved	7/13/2020	School District PILOT	\$5,808.94 \$5,808.94
Did IDA took Title to Property	Yes	Total PILOT	\$16,556.16 \$16,556.16
Date IDA Took Title to Property	11/17/2020	Net Exemptions	\$26,055.91
Year Financial Assistance is Planned to End	2041	Project Employment Information	
Notes	Renovation of an existing approximately 22,00 2/1/22.	0 square foot building to include an ice distribution facil	ity with associated office space and break room. First PILOT due
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	42,800.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	7.00
Applicant Name	RGG Realty LLC		
Address Line1	171 E Industry Court	Project Status	
Address Line2			
City	DEER PARK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	11729	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011505A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name		Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$3,336.49
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,437.68
Original Project Code		School Property Tax Exemption	\$10,011.55
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$1,820,000.00	Total Exemptions	\$16,785.72
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$15,863.41
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	\$1,658.72 \$1,658.72
Not For Profit	No	Local PILOT	\$1,709.03 \$1,709.03
Date Project approved	12/14/2015	School District PILOT	\$4,977.19 \$4,977.19
Did IDA took Title to Property	No	Total PILOT	\$8,344.94 \$8,344.94
Date IDA Took Title to Property		Net Exemptions	\$8,440.78
Year Financial Assistance is Planned to End	2036	Project Employment Information	
Notes	PILOT starts in 2017. Please note that the Ann	ding studio and the reuse of an existing adjoining resta ual Lease Payment does not reflect the true value. The o waive the full-time employment goal for two one-year	urant that combines lodging with film and media production. Annual Lease payment is \$1,500.00. On 11/9/20 the IDA 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	50,000.00
		Created(at Current Market rates)	
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	50,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
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		Current Year Is Last Year for Reporting	
State		There is no Debt Outstanding for this Project	
Zip - Plus4	10009	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010506A		
Project Code Project Type		State Sales Tax Exemption	\$0.00
Project Name	Regency Manor Senior Housing LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$24,929.61
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$65,451.28
Original Project Code		School Property Tax Exemption	\$48,851.45
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$139,232.34
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$129,232.34
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	\$2,215.31 \$2,215.31
Not For Profit	No	Local PILOT	
Date Project approved	2/26/2005	School District PILOT	
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	11/10/2005	Net Exemptions	\$126,859.79
Year Financial Assistance is Planned to End	2031	Project Employment Information	
Notes	Construction of affordable senior housing com	plex 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	
Address Line2		Average Estimated Annual Salary of Jobs to be	45,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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	Dut total	
Address Line1	1 Crescent Avenue	Project Status	
Address Line2			
City	WARWICK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10990	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
	48011503A		Fayment mormation
Project Code		State Sales Tay Evenution	¢0.00
Project Type		State Sales Tax Exemption	\$0.00 \$0.00
Project Name	ROCK Meadow Partners, LLC	Local Sales Tax Exemption	\$10.439.89
Design Dest of Amerikan Disease on Multi Disease	Na	County Real Property Tax Exemption	+
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,535.50
Original Project Code	Ormánica	School Property Tax Exemption	\$18,534.14
Project Purpose Category		Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$36,509.53
Benefited Project Amount	\$1,287,000.00	Total Exemptions Net of RPTL Section 485-b	\$36,475.90
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$6,000.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,872.66 \$1,872.66
Not For Profit	No	Local PILOT	
Date Project approved		School District PILOT	\$3,324.56 \$3,324.56
Did IDA took Title to Property	Yes	Total PILOT	\$6,548.90 \$6,548.90
Date IDA Took Title to Property	7/1/2015	Net Exemptions	\$29,960.63
Year Financial Assistance is Planned to End	2029	Project Employment Information	
	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	
Address Line2		Average Estimated Annual Salary of Jobs to be	30,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	5.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	5.00
Applicant Name	Rock Meadow Partners LLC		
Address Line1	30 Essex Place	Project Status	
Address Line2			
City	BRONXVILLE	Current Year Is Last Year for Reporting	
State		There is no Debt Outstanding for this Project	
Zip - Plus4	10708	IDA Does Not Hold Title to the Property	

Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency Fiscal Year Ending: 12/31/2024	Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025
Country USA	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010604A		
Project Code Project Type		State Sales Tax Exemption	\$0.00
Project Name		Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$5,711.39
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7.018.45
Original Project Code		School Property Tax Exemption	\$15,363.11
Project Purpose Category	Transportation, Communication, Electric,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services	······································	
Total Project Amount	\$330,000.00	Total Exemptions	\$28,092.95
Benefited Project Amount	\$247,500.00	Total Exemptions Net of RPTL Section 485-b	\$28,092.94
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	\$3,160.88 \$3,160.88
Not For Profit		Local PILOT	
Date Project approved	6/13/2006	School District PILOT	\$8,502.49 \$8,502.49
Did IDA took Title to Property	Yes	Total PILOT	\$15,547.62 \$15,547.62
Date IDA Took Title to Property	9/1/2006	Net Exemptions	\$12,545.33
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 February 2024 the documents were amended and restated to create a direct contractual relationship between IDA and Dimifini-Fallsburg, LLC and		
	authorize a sublease from Dimifini-Fallsburg Ll	_C to Rolling V Bus Corp. 2024 is the last reporting yea	ar for 48010604A. Starting in 2025 all project information will be
			nvolvement began in 2006. The original estimate of jobs to be
	created was 4, with all 68 existing jobs to be re	tained. At 12/31/24 there were 327 FTEs at the facility,	
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	30,000.00
		Created(at Current Market rates)	
City		Annualized Salary Range of Jobs to be Created	30,000.00 To : 30,000.00
State		Original Estimate of Jobs to be Retained	68.00
Zip - Plus4	12779	Estimated Average Annual Salary of Jobs to be	30,000.00
		Retained(at Current Market rates)	
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.		
Address Line1	P.O. Box 110	Project Status	
Address Line2			
City		Current Year Is Last Year for Reporting	Yes
State		There is no Debt Outstanding for this Project	Yes
Zip - Plus4	12779	IDA Does Not Hold Title to the Property	Yes

 Annual Report for Sullivan County Industrial Development Agency
 Run Date: 04/01/2025

 Status:
 CERTIFIED

 Certified Date: 04/01/2025
 Certified Date: 04/01/2025

 Province/Region
 The Project Receives No Tax Exemptions

 Yes
 Yes

Annual Report for Sullivan County Industrial Development Agency

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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	\$3,252.85	\$3,252.85
Not For Profit	No	Local PILOT	\$3,997.27	\$3,997.27
Date Project approved	3/9/2020	School District PILOT	\$8,749.88	\$8,749.88
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		hoto-voltaic electricity generating facility. Under Section ear period following completion of the solar array. The	project has committed to makin	
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	0.00	
		Created(at Current Market rates)		
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	0.00	
		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	Decemend Color, U.C.	Net Employment Change	0.00	
Applicant Name	Rosemond Solar, LLC 140 East 45th Street			
Address Line1		Project Status		
Address Line2				
City		Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10017	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	4801607B		·····
Project Type		State Sales Tax Exemption	\$0.00
Project Name		Local Sales Tax Exemption	\$0.00
	Run Healthcare, LLP.		
		County Real Property Tax Exemption	\$166,759.42
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$70,104.51
Original Project Code	4801607A	School Property Tax Exemption	\$326,777.63
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$563,641.56
Benefited Project Amount	\$8,050,000.00	Total Exemptions Net of RPTL Section 485-b	\$563,641.57
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	\$60,527.83 \$60,527.83
Not For Profit		Local PILOT	\$25,445.48 \$25,445.48
Date Project approved		School District PILOT	\$118,608.84 \$118,608.84
Did IDA took Title to Property	Yes	Total PILOT	\$204,582.15 \$204,582.15
Date IDA Took Title to Property	12/29/2016	Net Exemptions	\$359,059.41
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, 201	19, the Agency authorized the execution of the Gap Mortgage,
	Consolidated Amended and Restated Fee and	Leasehold Mortgage, Assignment of Leases and Rent	s and Security Agreement by and among the Agency, SPT Ivey 61
	Emerald MOB LLC, Citi Real Estate Funding In	c. and Deutsche Bank AG, New York Branch. Project t	
Location of Project	C4 Emerald Discs	# of FTEs before IDA Status	
Address Line1	61 Emerald Place	Original Estimate of Jobs to be Created	200.00 50.000.00
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		Original Estimate of Jobs to be Retained	
Zip - Plus4		Estimated Average Annual Salary of Jobs to be	0.00
2ip - Pius4		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	188.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	188.00
Applicant Name	SPT IVey 61 Emerald MOB NY, LLC		
	Crystal Run Healthcare		
Address Line1	591 West Putnam Avenue	Project Status	
Address Line2			
City	GREENWICH	Current Year Is Last Year for Reporting	Yes
State	СТ	There is no Debt Outstanding for this Project	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012101A		i ujilon illonidion	
Project Type		State Sales Tax Exemption	\$0.00	
Project Name		Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$18,828.86	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$14,202.42	
Original Project Code	48010902A	School Property Tax Exemption	\$37,221.49	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount		Total Exemptions	\$70,252.77	
Benefited Project Amount	\$2,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$67,289.82	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$2,500.00	• •	Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$7,419.32
Not For Profit	No	Local PILOT	\$0.00	\$5,596.32
Date Project approved	5/10/2021	School District PILOT	\$0.00	\$14,666.74
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$27,682.38
Date IDA Took Title to Property	5/24/2021	Net Exemptions	\$70,252.77	
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 en	eported under both OSC numbers, as both entities reported employees working at the site during the year. Mortgage tax exemption information for 2021 is reported		
		IDA's mortgage tax exemption. 2021 was the last repo		
		failed to make the 2024 PILOT payment so IDA termina		
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	30,000.00	
		Created(at Current Market rates)		
City	BETHEL	Annualized Salary Range of Jobs to be Created),000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
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	SVG 26 LLC			
Address Line1	1301 47th Street	Project Status		
Address Line2				
City		Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	11219	IDA Does Not Hold Title to the Property	Yes	

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 Certified Date: 04/01/2025

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 The Project Receives No Tax Exemptions

 Yes
 Ves

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

04/01/2025 Status: CERTIFIED Certified Date: 04/01/2025

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	Local Sales Tax Exemption	\$0.00	
	Dormitory Corporation			
		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 the	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 acquisitior	n, construction, equipping and operation of the describe	ed 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		
Address Line1	48 The Honorable Lawrence H. Cooke Drive	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00	
		Created(at Current Market rates)		
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		
Zip - Plus4	12759	Estimated Average Annual Salary of Jobs to be	0.00	
Drewines (Desien		Retained(at Current Market rates)	1.00	
Province/Region	United States	Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	1.00	
Applicant Information	Sullivan County Community College	Net Employment Change	1.00	
Applicant Name	Dormitory Corporation			
Address Line1	48 The Honorable Lawrence H. Cooke Drive	Project Status		
Address Line2		Froject Status		
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		
Lip - Flus4	12100	ion boes not hold the to the r toperty	1	

Run Date:

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012305A	Project Tax Exemptions & PILOT		
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Type Project Name	Sullivan Glen Wild Corp.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,272.27	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$10,358.01	
Original Project Code	48011601A	School Property Tax Exemption	\$22,251.65	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount		Total Exemptions	\$40,881.93	
Benefited Project Amount	\$3,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$40,881.93	
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		
Not For Profit	No	Local PILOT	\$5,211.37 \$5,211.37	
Date Project approved	9/11/2023	School District PILOT	\$11,407.50 \$11,407.50	
Did IDA took Title to Property	Yes	Total PILOT	\$20,859.72 \$20,859.72	
Date IDA Took Title to Property	4/22/2016	Net Exemptions	\$20,022.21	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	n 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 accommo	date a metal fabrication factory and storage of manufac	ctured products. Late in 2023 the BRR and Sullivan County	
	Fabrications project was assigned to Sullivan G	Glen Wild Corp. All 2023 employment information, real p	property tax exemption information, and PILOT information was	
	reported under the original OSC number 48011	601A. Mortgage recording tax exemption information	was reported under this new OSC number 48012305A. 2023 was	
	the last reporting year for 48011601A and begi	e last reporting year for 48011601A and beginning in 2024 all project information is reported under this new OSC number 48012305A.		
Location of Project		# of FTEs before IDA Status		
Address Line1	Glen Wild Road	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00	
		Created(at Current Market rates)		
City	WOODRIDGE	Annualized Salary Range of Jobs to be Created		
State	NY	Original Estimate of Jobs to be Retained		
Zip - Plus4	12789	Estimated Average Annual Salary of Jobs to be	40,000.00	
		Retained(at Current Market rates)		
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 Glen Wild Corp.			
Address Line1	c/o 2040 Victory Boulevard	Project Status		
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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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012201A		
Project Code 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	\$70,307.01
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$72,439,25
Original Project Code		School Property Tax Exemption	\$210,964.85
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$33,700,000.00	Total Exemptions	\$353,711.11
Benefited Project Amount	\$31,838,750.00	Total Exemptions Net of RPTL Section 485-b	
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	\$70,960.75 \$70,960.75
Not For Profit	Yes	Local PILOT	\$73,112.82 \$73,112.82
Date Project approved	2/14/2022	School District PILOT	\$212,926.44 \$212,926.44
Did IDA took Title to Property	Yes	Total PILOT	\$357,000.01 \$357,000.01
Date IDA Took Title to Property	2/25/2022	Net Exemptions	-\$3,288.90
Year Financial Assistance is Planned to End	2043	Project Employment Information	
Notes			e 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	0.00
011		Created(at Current Market rates)	T . 0.00
City	LIBERTY	Annualized Salary Range of Jobs to be Created	0.00 To : 0.00
State	NY 12754	Original Estimate of Jobs to be Retained	150.00
Zip - Plus4	12/04	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00
Province/Region		Current # of FTEs	138.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	-12.00
Applicant Information	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		
Country			

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General Project Information Project Tax Exemption Project Code 48011705A		Boymont Information	
		Payment Information	
		4 0.00	
Project Type Lease State Sales Tax		\$0.00	
Project Name The Center for Discovery, Inc. Local Sales Ta		\$0.00	
County Real Property Ta		\$0.00	
Project Part of Another Phase or Multi Phase No Local Property Ta		\$0.00	
Original Project Code School Property Ta		\$0.00	
Project Purpose Category Other Categories Mortgage Recording Ta		\$0.00	
	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
	County PILOT	\$5,082.58	\$5,082.58
Not For Profit Yes	Local PILOT	\$13,379.69	\$13,379.69
Date Project approved 5/8/2017 School D	District PILOT	\$6,537.73	\$6,537.73
Did IDA took Title to Property Yes	Total PILOT	\$25,000.00	\$25,000.00
	et 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 ma	ake PILOT paym	nents despite its tax exempt s	status as a not-for-profit entity, which
payments shall benefit the County and certain municipalities and taxing jurisdictions. P	Project relates to	the development of the Hur	leyville Arts Centre.
Location of Project # of FTEs before	ore IDA Status	0.00	
Address Line1 12 Railroad Avenue Original Estimate of Jobs t	to be Created	0.00	
		0.00 25,000.00	
Address Line1 12 Railroad Avenue Original Estimate of Jobs t	of Jobs to be		
Address Line1 12 Railroad Avenue Original Estimate of Jobs t Address Line2 Average Estimated Annual Salary	of Jobs to be Market rates)	25,000.00	25,000.00
Address Line1 12 Railroad Avenue Original Estimate of Jobs t Address Line2 Average Estimated Annual Salary Created(at Current)	of Jobs to be Market rates) to be Created	25,000.00	25,000.00
Address Line1 12 Railroad Avenue Original Estimate of Jobs to Address Line2 Address Line2 Average Estimated Annual Salary Created(at Current City HURLEYVILLE Annualized Salary Range of Jobs to	of Jobs to be Market rates) to be Created to be Retained	25,000.00 25,000.00 To : 2	25,000.00
Address Line1 12 Railroad Avenue Original Estimate of Jobs to Address Line2 Address Line2 Average Estimated Annual Salary Created(at Current City HURLEYVILLE Annualized Salary Range of Jobs to Original Estimate of Jobs to	of Jobs to be Market rates) to be Created o be Retained of Jobs to be	25,000.00 25,000.00 To: 20,000	25,000.00
Address Line1 12 Railroad Avenue Original Estimate of Jobs to Average Estimated Annual Salary Created(at Current City HURLEYVILLE Annualized Salary Range of Jobs to Original Estimate of Jobs to State State NY Original Estimate of Jobs to Created(at Current) Zip - Plus4 12747 Estimated Average Annual Salary Retained(at Current)	of Jobs to be Market rates) to be Created o be Retained of Jobs to be	25,000.00 25,000.00 To: 20,000	25,000.00
Address Line1 12 Railroad Avenue Original Estimate of Jobs to Average Estimated Annual Salary Created(at Current City HURLEYVILLE Annualized Salary Range of Jobs to Original Estimate of Jobs to State State NY Original Estimate of Jobs to Created(at Current) Zip - Plus4 12747 Estimated Average Annual Salary Retained(at Current)	of Jobs to be Market rates) to be Created o be Retained of Jobs to be Market rates) rent # of FTEs	25,000.00 25,000.00 To: 0.00 25,000.00	25,000.00
Address Line1 12 Railroad Avenue Original Estimate of Jobs for Average Estimated Annual Salary Created(at Current Created(at Current Created) Address Line2 HURLEYVILLE Annualized Salary Range of Jobs for Original Estimate of Original Estimate of Jobs for Original Estimat	of Jobs to be Market rates) to be Created o be Retained of Jobs to be Market rates) rent # of FTEs	25,000.00 25,000.00 To: : 0.00 25,000.00 5.00	25,000.00
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Address Line1 12 Railroad Avenue Original Estimate of Jobs f Address Line2 Average Estimated Annual Salary Created(at Current City HURLEYVILLE Annualized Salary Range of Jobs f State NY Original Estimate of Jobs f Zip - Plus4 12747 Estimated Average Annual Salary Retained(at Current Province/Region Current Country United States # of FTE Construction Jobs durin Applicant Information Net Employ Applicant Name The Center for Discovery, Inc. PO Box 840 Pro	of Jobs to be Market rates) to be Created o be Retained of Jobs to be Market rates) rent # of FTEs ng Fiscal Year ment Change	25,000.00 25,000.00 0.00 25,000.00 5.00 0.00	25,000.00
Address Line1 12 Railroad Avenue Original Estimate of Jobs f Address Line2 Average Estimated Annual Salary Created(at Current City HURLEYVILLE Annualized Salary Range of Jobs f State NY Original Estimate of Jobs f Zip - Plus4 12747 Estimated Average Annual Salary Retained(at Current Province/Region Current Country United States # of FTE Construction Jobs durin Applicant Information Net Employe Address Line1 PO Box 840 Pro	of Jobs to be Market rates) to be Created o be Retained of Jobs to be Market rates) rent # of FTEs ng Fiscal Year yment Change roject Status for Reporting	25,000.00 25,000.00 0.00 25,000.00 5.00 0.00	25,000.00
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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General Project Information	400400004	Project Tax Exemptions & PILOT	Payment Information
Project Code	48012202A		
Project Type		State Sales Tax Exemption	\$0.00
Project Name	The Lodge at Neversink	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$13,909.31
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,018.45
Original Project Code		School Property Tax Exemption	\$34,329.99
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$10,035,000.00	Total Exemptions	\$59,257.75
Benefited Project Amount	\$9,533,250.00	Total Exemptions Net of RPTL Section 485-b	\$59,257.74
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	\$11,030.18 \$11,030.18
Not For Profit	No	Local PILOT	\$8,737.70 \$8,737.70
Date Project approved	4/11/2022	School District PILOT	\$27,223.93 \$27,223.93
Did IDA took Title to Property	Yes	Total PILOT	\$46,991.81 \$46,991.81
Date IDA Took Title to Property	8/1/2022	Net Exemptions	\$12,265.94
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes	Redevelopment of former New Age Health Spa		
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	50,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	30.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	30.00
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project INO Payment Information Project Type Lease State Sales Tax Exemption \$0.00 Project Type Lease State Sales Tax Exemption \$0.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$5.65.8.8.8 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$5.65.8.8.8 Project Propect Anount \$1.000,000.00 Total Exemptions \$17.432.2.8 Benefited Project Anount \$5.000,000.00 Total Exemptions \$17.432.2.8 Benefited Project Anount \$5.000,000.00 Total Exemptions \$17.432.2.8 Benefited Project Anount \$5.000,000 Total Exemptions \$17.432.2.8 Annual Lease Payment \$2.000.00 Total Exemptions \$5.661.68 \$5.661.68 BondNote Anount \$2.000.00 Local Phytoent Made Payment Due Per Agreement Federal Tax Status of Bonds \$2.000.00 Atotal Exemptions \$7.97.66 \$4.97.76.6 Date Project Anount Status St	Concret Project Information		Decident Tax Exampliance & DIL OT	Poursent Information
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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 Lined 672 Old Route 17 Original Estimate of Jobs to be Created 4.00 Address Lined 672 Old Route 17 Average Estimated Annual Salary of Jobs to be Created 4.00 Address Lined City LIVINGSTON MANOR Annualized Salary Range of Jobs to be Created 4.00 State NV Original Estimate of Jobs to be Created 42,000.00 To: 50,000.00 State NV Original Estimate of Jobs to be Created 42,000.00 To: 50,000.00 State NV Original Estimate of Jobs to be Created 42,000.00 42,000.00 City LIVINGSTON MANOR Annualized Salary of Jobs to be 42,000.00 42,000.00 Province/Region Current Market rates) 6.00 42,000.00 42,000.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 42,000.00 <t< th=""><th></th><th></th><th>Total PILOT</th><th>\$23,713.56 \$23,713.56</th></t<>			Total PILOT	\$23,713.56 \$23,713.56
Notes Constructing and equipping of a new brewery and related office space in Livingston Maron, 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 go Jobs to be Retained 5.00 State NY Original Estimate of Jobs to be Retained 5.00 Zip - Plus4 12758 Estimated Average Annual Salary of Jobs to be detained 5.00 Province/Region Current # of FTE 14.00 Address Line2 Month Market and the address during Fiscal Year 0.00 Address Line1 United States # of FTE Construction Jobs during Fiscal Year 0.00 Address Line2 Heowins, LLC, Catskill Brewery, LLC. Heowins, LLC, Catskill Brewery, LLC. 9.00 Address Line2 LiVINGSTON MANOR Current Year Is Last Year for Reporting 9.00 Address Line2 IDA Does Not Hold Title to the Property 9.00 Address Line2 IDA Does No	Date IDA Took Title to Property	4/30/2012	Net Exemptions	\$7,904.51
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 42,000.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 40,000.00 To: 50,000.00 To: 50,000.00 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) 9.00 Province/Region Current for FTEs 14.00 0.00 0.00 Applicant Information Net Employment Change 0.00 0.00 0.00 Address Line1 190 Mary Smith Hill Road Project Status 0.00 0.00 Address Line1 190 Mary Smith Hill Road Project Status Project Status 0.00 Address Line1 190 Mary Smith Hill Road Project Status Project Status Project Status Address Line2 12758 IDIA Does Not Hold Title to the Propert	Year Financial Assistance is Planned to End	2033	Project Employment Information	
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 Created 40,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Created 40,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Created 40,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Created 40,000.00 To: 50,000.00 Vision 12758 Estimated Average Annual Salary of Jobs to be Retained 5.00 Province/Region Current # of FTES 14.00 42,000.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 9.00 9.00 Address Line2 Intervins, LLC, Catskill Brewery, LLC. Project Status 100 Address Line2 Current Year Is Last Year for Reporting 12758 12758	Notes	Constructing and equipping of a new brewery	and related office space in Livingston Manor, NY. PILC	T starts in 2014.
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 4 rate 14.00 42,000.00 Applicant Information Mort States 9.00 42,000.00 Address Line1 190 Mary Smith Hill Road Project Status 9.00 Address Line2 Current Year Is Last Year for Reporting 11/11/11/11/11/11/11/11/11/11/11/11/11/	Location of Project		# of FTEs before IDA Status	5.00
Created(at Current Market rates) 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 6.00 Province/Region Iteration of the states Province/Region 8.00 Province/Region Fee states 9.00 9.00 Applicant Information Province, Catskill Brewery, LLC. 9.00 9.00 Address Line1 190 Mary Smith Hill Road Project Status 9.00 100 Address Line2 Information Current Year Is Last Year for Reporting 100 100 100 Mill Net Employment Change 9.00 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100<	Address Line1	672 Old Route 17	Original Estimate of Jobs to be Created	4.00
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 42,000.00 Province/Region Estimated Average Annual Salary of Jobs to be Retained 42,000.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 9.00 Address Line1 190 Mary Smith Hill Road Project Status Image: Current Year Is Last Year for Reporting City LIVINGSTON MANOR Current Year Is Last Year for Reporting Image: Current Year State Year For Reporting State NY There is no Debt Outstanding for this Project Image: Current Year State Year For Reporting State NY There is no Debt Outstanding for this Project Image: Current Year State Year For Reporting State NY There is no Debt Outstanding for this Project Image: Current Year State Year For Reporting Province/Region The Project Receives No Tax Exemptions The Project Receives No Tax Exemptions	Address Line2		Average Estimated Annual Salary of Jobs to be	42,000.00
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 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 9.00 Address Line1 190 Mary Smith Hill Road Project Status 1 Address Line2 Current Year Is Last Year for Reporting 1 NY There is no Debt Outstanding for this Project 1 State NY There is no Debt Outstanding for this Project 1 Province/Region The Project Receives No Tax Exemptions 1			Created(at Current Market rates)	
Zip - Plus412758Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)42,000.00Province/RegionCurrent & of FTEs14.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change9.00Address Line1190 Mary Smith Hill RoadProject StatusAddress Line2LIVINGSTON MANORCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus412758IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	City	LIVINGSTON MANOR	Annualized Salary Range of Jobs to be Created	40,000.00 To : 50,000.00
Province/RegionRetained(at Current Market rates)Province/RegionCurrent of FTEs14.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change9.00Applicant NameTheowins, LLC, Catskill Brewery, LLC.Address Line1190 Mary Smith Hill RoadProject StatusAddress Line2LIVINGSTON MANORCurrent Year Is Last Year for ReportingLine1LIVINGSTON MANORThere is no Debt Outstanding for this ProjectStateNYIDA Does Not Hold Title to the PropertyProvince/Region12758IDA Does Not Hold Title to the Property	State	NY	Original Estimate of Jobs to be Retained	5.00
Province/RegionCurrent # of FTEs14.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change9.00Applicant NameTheowins, LLC, Catskill Brewery, LLC.9.00Address Line1190 Mary Smith Hill RoadProject StatusAddress Line2Interest is no Debt Outstanding for this ProjectInterest is no Debt Outstanding for this ProjectStateNYThere is no Debt Outstanding for this ProjectZip - Plus412758IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Zip - Plus4	12758	Estimated Average Annual Salary of Jobs to be	42,000.00
CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change9.00Applicant NameTheowins, LLC, Catskill Brewery, LLC.9.00Address Line1190 Mary Smith Hill RoadProject StatusAddress Line2Intervine Current Year Is Last Year for ReportingCityLIVINGSTON MANORCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus412758IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions			Retained(at Current Market rates)	
Applicant Information Net Employment Change 9.00 Applicant Name Theowins, LLC, Catskill Brewery, LLC. Image: Catskill Brewery, LLC. Address Line1 190 Mary Smith Hill Road Project Status Address Line2 Image: Catskill Brewery, LLC. Image: Catskill Brewery, LLC. LIVINGSTON MANOR Current Year Is Last Year for Reporting Image: Catskill Brewery, LLC. 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	Province/Region		Current # of FTEs	
Applicant Name Theowins, LLC, Catskill Brewery, LLC. Address Line1 190 Mary Smith Hill Road Project Status Address Line2 Image: Constraint of the project Status 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	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Name Theowins, LLC, Catskill Brewery, LLC. Address Line1 190 Mary Smith Hill Road Project Status Address Line2 Image: Contract State Stat	Applicant Information		Net Employment Change	9.00
Address Line1190 Mary Smith Hill RoadProject StatusAddress Line2CityLIVINGSTON MANORCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus412758Province/RegionThe Project Receives No Tax Exemptions				
Address Line2 Current Year Is Last Year for Reporting 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	Address Line1		Project Status	
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	Address Line2			
Zip - Plus4 12758 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	City	LIVINGSTON MANOR	Current Year Is Last Year for Reporting	
Zip - Plus4 12758 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	State	NY	There is no Debt Outstanding for this Project	
Province/Region The Project Receives No Tax Exemptions	Zip - Plus4	12758	IDA Does Not Hold Title to the Property	
			The Project Receives No Tax Exemptions	
		USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011303A		Fayment information	
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Type Project Name	Veria Lifestyle Inc.	Local Sales Tax Exemption	\$0.00	
Project Name			\$95,414.41	
Drainet Dart of Another Dheese or Multi Dheese	Na	County Real Property Tax Exemption	\$95,414.41 \$40,111.56	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,111.56 \$186,971.71	
Original Project Code	Comisso	School Property Tax Exemption		
Project Purpose Category	Services \$2,000,000,00	Mortgage Recording Tax Exemption	\$0.00 \$322.497.68	
Total Project Amount	· · · · · · · · · · · · · · · · · · ·	Total Exemptions	+-)	
Benefited Project Amount	\$2,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$322,497.68	
Bond/Note Amount	• · · · · · · · · · · · · · · · · · · ·	Pilot payment Information		
Annual Lease Payment	\$12,500.00			ayment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$31,666.28	\$31,666.28
Not For Profit	No	Local PILOT	\$13,312.29	\$13,312.29
Date Project approved	10/15/2013	School District PILOT	\$62,052.46	\$62,052.46
Did IDA took Title to Property	Yes	Total PILOT	\$107,031.03	\$107,031.03
Date IDA Took Title to Property	11/27/2013	Net Exemptions	\$215,466.65	
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	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
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: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011504A		Payment information
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Type Project Name	Veria Wellness Center	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$460,640.61
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$193,650.13
Original Project Code	48011303A	School Property Tax Exemption	\$902,659.90
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$70,000,000.00	Total Exemptions	\$1,556,950.64
Benefited Project Amount	\$70,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,169,683.61
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	\$93,369.39 \$93,369.39
Not For Profit	No	Local PILOT	\$39,251.85 \$392,581.85
Date Project approved	9/18/2015	School District PILOT	\$182,964.35 \$182,964.35
Did IDA took Title to Property	Yes	Total PILOT	\$315,585.59 \$668,915.59
Date IDA Took Title to Property	11/27/2013	Net Exemptions	\$1,241,365.05
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		
			er lease payments are \$43,750. On 10/16/17 an \$87,500,000
		t. In April 2020 the IDA and the project agreed to an ar	
		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	50,000.00
-		Created(at Current Market rates)	
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	100.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information	United States	Net Employment Change	100.00
Applicant Information Applicant Name	Veria Wellness Center		100.00
Address Line1	200 Middlesex Essex Turnpike	Project Status	
Address Line1			
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	
i iovilice/Region		The Project Necewes No Tax Exemptions	



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

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	
Project Name Veteran NY 55 Sturgis, LLC. Local Sales Tax Exemption \$0.00	
County Real Property Tax Exemption 1 \$8,249,20	
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption \$21,657.80	
Original Project Code School Property Tax Exemption \$16,164.93	
Project Purpose Category Services Mortgage Recording Tax Exemption \$0.00	
Total Project Amount \$2,055,000.00 Total Exemptions \$46,071.93	
Benefited Project Amount \$1,980,000.00 Total Exemptions Net of RPTL Section 485-b \$46,071.93	
Bond/Note Amount Pilot payment Information	
	t Due Per Agreement
Federal Tax Status of BondsCounty PILOT\$6,805.59\$6,80	
	,867.69
	,336.06
	,009.34
Date IDA Took Title to Property 6/1/2017 Net Exemptions \$8,062.59	
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 build	ling in the Village of
Monticello.	0 0
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 30,000.00	
Created(at Current Market rates)	
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	
Zip - Plus4 12701 Estimated Average Annual Salary of Jobs to be 30,000.00	
Zip - Plus4 12701 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 30,000.00	
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	
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	
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	
Zip - Plus412701Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)30,000.00Province/RegionCurrent # of FTEs14.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change14.00Applicant NameVeteran NY 55 Sturgis, LLC.14.00Address Line1465 Main Street, Suite 600Project Status	
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. Veteran NY 55 Sturgis, LLC. Veteran NY 55 Sturgis, LLC.	
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 Address Line1 465 Main Street, Suite 600 Project Status Address Line2 UFFALO Image: Current Year Is Last Year for Reporting	
Zip - Plus412701Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)30,000.00Province/RegionCurrent # of FTEs14.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change14.00Applicant NameVeteran NY 55 Sturgis, LLC.Address Line1465 Main Street, Suite 600Project StatusAddress Line2Eurrent Year Is Last Year for ReportingCityBUFFALOCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this Project	
Zip - Plus412701Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)30,000.00Province/RegionCurrent # of FTEs14.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change14.00Applicant NameVeteran NY 55 Sturgis, LLC.Address Line1465 Main Street, Suite 600Project StatusAddress Line2Eurrent Year Is Last Year for ReportingCityBUFFALOCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this Project	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date: 04/01/2025 CERTIFIED Status: Certified Date: 04/01/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010801B		
Project Code Project Type		State Sales Tax Exemption	\$0.00
Project Type		Local Sales Tax Exemption	\$0.00
	West Delaware Hydro Associates, E.F.	County Real Property Tax Exemption	\$38.907.16
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$30,820.83
Original Project Code	48010801A	School Property Tax Exemption	\$96,027.94
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$165,755.93
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$165,755.93
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$0.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$41,076.99 \$41,076.99
Not For Profit	No	Local PILOT	\$32,539.68 \$32,539.68
Date Project approved	4/10/2023	School District PILOT	\$101,383.33 \$101,383.33
Did IDA took Title to Property	Yes	Total PILOT	\$175,000.00 \$175,000.00
Date IDA Took Title to Property	12/31/2007	Net Exemptions	-\$9,244.07
Year Financial Assistance is Planned to End	2033	Project Employment Information	
	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 and a new OSC number, 48010801B, was created. All 2023 information was reported under the original number 48010801A. Starting in 2024 all information is reported under the new number 48010801B. 2023 was 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	30,000.00
		Created(at Current Market rates)	
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		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	

Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency	Run Date: 04/01/2025 Status: CERTIFIED
Fiscal Year Ending: 12/31/2024	Certified Date: 04/01/2025
Country USA	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011806C		
Project Code Project Type		State Sales Tax Exemption	\$0.00
Project Name	Yasgur Road Productions, LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$2,734.35
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$2,062.49
Original Project Code		School Property Tax Exemption	\$4,863.44
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$3,500.00
Total Project Amount	\$1,001,852.00	Total Exemptions	\$13,160.28
Benefited Project Amount	\$860,652.00	Total Exemptions Net of RPTL Section 485-b	\$8,475.99
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	\$2,021.15 \$2,021.15
Not For Profit	No	Local PILOT	\$1,524.54 \$1,524.54
Date Project approved	6/13/2022	School District PILOT	\$3,594.92 \$3,594.92
Did IDA took Title to Property	Yes	Total PILOT	\$7,140.61 \$7,140.61
Date IDA Took Title to Property	4/1/2019	Net Exemptions	\$6,019.67
Year Financial Assistance is Planned to End	2035	Project Employment Information	
	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 was reported under the previous OSC number, 48011806B. 2022 mortgage and sales tax information was reported under this new OSC number, 48011806C. Starting in 2023 all project information is 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	33,000.00
		Created(at Current Market rates)	
City	BETHEL	Annualized Salary Range of Jobs to be Created	33,000.00 To : 33,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00
Province/Region		Current # of FTEs	3.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	3.00
Applicant Name	Yasgur Road Productions, LLC	· · · ·	
Address Line1	PO Box 301	Project Status	
Address Line2		z	
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	

PARIS Public Authorities Reporting Information System	
Annual Report for Sullivan County Industrial Development Agency	Run Date: 04/01/2025
Fiscal Year Ending: 12/31/2024	Status: CERTIFIED Certified Date: 04/01/2025
Country USA	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
73	\$17,264,543.91	\$4,729,182.60	\$12,535,361.31	1042

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2024

Run Date:04/01/2025Status:CERTIFIEDCertified Date:04/01/2025

Additional Comments