

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway

Monticello, New York 12701

845-428-7575

APPLICATION FOR FINANCIAL ASSISTANCE

I. A. APPLICANT INFORMATION:

Company Name: Catskill Veterinary Services, PLLC

Address: PO Box 465; 230 Rock Hill Drive, Rock Hill, NY 12775

Phone No.: 845-796-5919

Telefax No.: N/A

Email Address: info@catskillvetservices.com/drjoe@catskillvetservices.com

Fed Id. No.: 

Contact Person: Joseph D'Abbraccio

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

Principal Owners (Members/Owners): Joseph D'Abbraccio 50%, Daniela Carbone 50%

Directors/Managers: Joseph D'Abbraccio - Managing Partner

Officers: Same as owners

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

Form of Entity:

☐ Corporation (Sub-s)

Date of incorporation: _____

State of incorporation: _____

☐ Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation: _____

Jurisdiction formation: _____

☒ Limited Liability Company/Partnership (number of members: Two)

Date of organization: 2/20/2013

State of organization: New York

____ Sole Proprietorship

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

B. APPLICANT INFORMATION:

Company Name: Catskill Veterinary Properties LLC

Address: PO Box 465; 230 Rock Hill Drive, Rock Hill, NY 12775

Phone No.: 845-796-5919

Telefax No.: N/A

Email Address: info@catskillvetservices.com/drjoe@catskillvetservices.com

Fed Id. No.: 

Contact Person: Joseph D'Abbraccio

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

Principal Owners (Members/Owners): Joseph D'Abbraccio 50%, Daniela Carbone 50%

Directors/Managers: Joseph D'Abbraccio - Managing Partner

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

Form of Entity:

____ Corporation (Sub-s)

Date of incorporation: _____

State of incorporation: _____

____ Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation: _____

Jurisdiction formation: _____

 x Limited Liability Company/Partnership (number of members: Two)

Date of organization: 3/11/2022

State of organization: New York

____ Sole Proprietorship

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

APPLICANT'S COUNSEL

Name: Matthew Hosford (Lippes Mathias)

Address: 54 State Street, Suite 1001, Albany, NY 12207

Phone No.: 518-462-0110 ex 1446

Telefax No.: 518-462-5260

Email Address: mhosford@lippes.com

II. REQUESTED FINANCIAL ASSISTANCE

Estimated Value

 x Real Property Tax Abatement (estimated)

\$TBD

 x Mortgage Tax Exemption

\$93,000

 x Sales and Use Tax Exemption

\$319,200

____ Issuance by the Agency of Tax Exempt Bonds

\$ _____

III. PROJECT INFORMATION

A.) Project Location:

Project Address: 23 Old Drive In Rd, Rock Hill, NY 12775

Tax Map Number(s): 484689.032.000-0001-014.001

Located in the Village of: None

Located in Town of: Thompson

Located in the School District of: Monticello

Located in Hamlet of: Rock Hill

(i) Are Utilities on Site?

Water/Sewer X

Electric X

Gas

Storm Sewer

(ii) Present legal owner of the site: Catskill Veterinary Properties, LLC

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

(iii) Zoning of Project Site:

Current: Vacant Commercial, Code RR: HC-1, HC-2

Proposed: Commercial: HC-1, HC-2

(iv) Are any variances needed: No

(v) Principal Use of Project upon completion: Veterinary Hospital

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

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

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

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

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

E.) Will the Project include facilities or property that will be primarily used in making retail sales of goods or provide services to customers who personally visit such facilities?

No - the project is a Veterinary Services hospital that does not include retail sales. The only goods sold are pharmaceuticals and medical supplies prescribed by our office.

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

The Project will be a 20,000 sq. ft. single story veterinary hospital. It is a new build and will include new equipment purchases and furnishings. Catskill Veterinary Services, PLLC will be the sole tenant of the hospital. Our clients, animals and their owners, will be the end users.

Project costs are expected to be as follows:

Construction/Improvements	5,400,000
Site Work	750,000
Plans & Permits	150,000

Architectural/Engineering	915,000
Contingency / Supervisory Fees/ Soft Costs	556,200
Equipment	750,000
Appraisals	7,500
Environmental	1,000
Legal Fees	12,500
Loan Fees	32,500
Interest Reserve	607,250
Guaranty Fee	138,125
Land Purchase	475,000

G.) COSTS AND BENEFITS OF THE PROJECT

Costs = Financial Assistance

Estimated Sales Tax Exemption \$319,200
 (60 % of \$5,400,000 const. + \$750,000 equipment x 8% rate)
 Estimated Mortgage Tax Exemption \$93,000
 Estimated Property Tax Abatement \$TBD _____
 Estimated Interest Savings IRB Issue \$ _____

Benefits = Economic Development

Jobs created \$1,498,000 expected annual salary total
 Jobs retained \$3,500,000 existing positions annual salary total
 Private funds invested \$ _____
 Other Benefits \$ _____

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

Construction: TBD
 Permanent: 26-30
 Retained (at current facility): 60

Project Costs (Estimates)	
Land and Existing Buildings	\$475,000
Soft Costs (5%)	\$1,812,825
Other	\$7,507,250
Total	\$9,795,075

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

Paid directly by Catskill Veterinary Services, PLLC: \$≅495,075
Live Oak Loan: \$9,300,000 (loan includes mortgage on land purchase)

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

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

60 existing jobs would be retained and we expect 26-30 additional jobs to be created.

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

We are currently looking for job candidates in order to be adequately staffed when the building is completed.

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

Job Category	Number of Jobs Created	Estimated Salary/Benefits
Veterinarian	3-5	120,000 including benefits
Licensed Vet Technician	10	58,000
Customer Service Rep	3-5	46,000
Assistant	10	42,000

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

1,408,124

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

We have secured funding for a portion of the project and have paid about \$850,000 out of pocket to date including the original purchase of the land. The project construction has begun. However, without assistance from the IDA we may not be able to complete the project as projected, particularly our large animal outbuilding. We have always aimed to keep our fees as reasonable as possible so that animal care is accessible to everyone: any financial assistance received would allow us to continue to do so. The large animal outbuilding will be instrumental in continuing and expanding care and assistance to our agricultural clients and community neighbors: we plan to have room to house farm animals who need care and give us room to work with farm and other large animals in a comfortable, more clinical setting than an onsite farm/home visit. We anticipate that our new hospital will allow us to serve a larger clientele, provide more specialized services which are not currently offered in our area (oncology, orthopedics, ICU, cardiology, etc.), and continue/expand our community outreach programs.

IV. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in

which the Project is located.

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

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

- G.) The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial

compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

H.) The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

I.) The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

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

(APPLICANT)

By: (NAME, TITLE)

Date:

1/12/26

(APPLICANT)

By: (NAME, TITLE)

Date:

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

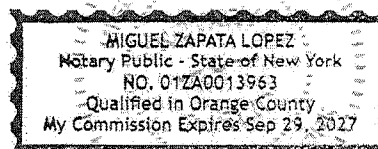
Joseph Masballeco, being first duly sworn, deposes and says:

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

(NAME)

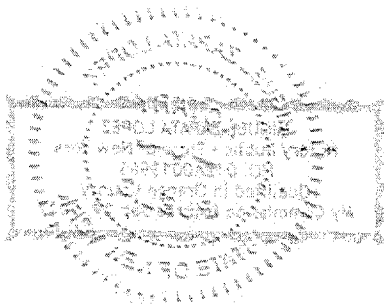
Subscribed and affirmed to me under penalties of perjury
this 12 day of January, 2026

(Notary Public)



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

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



HOLD HARMLESS AGREEMENT

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

(APPLICANT)

By: (NAME, TITLE)

Date: 1/12/26

(APPLICANT)

By: (NAME, TITLE)

Date: _____

Sworn to before me this

12th day of January, 2026.

Notary Public

