

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

548 Broadway, Monticello, NY 12701

845-428-7575

REVISED SCHEDULE OF PAYMENTS: February 9, 2026

No.	Vendor	Description	Amount
1	AT& T Mobility	Cell Phone Service 1/21/26 - 2/20/26	\$ 91.05
2	Charter Communications	Telephone and Internet Service February 2026	\$ 285.00
3	Elan Financial	Zoom, Adobe, Asure, FedEx, GoDaddy	\$ 455.53
4	Hardin Kundla McKeon & Poletto	Hudsut/ HVFG	\$ 560.50
5	Kristt Kelly Office Systems Corp	Office Supplies: Binder, Tab dividers, Legal pads, Highlighters, Paper	\$ 105.93
6	New Southern Tier Title Agency	Office Rent: March 2026	\$ 3,700.00
7	Shepstone Management Company	Cost Benefit Analysis - Catskill Veterinary Services (<i>pass-through</i>)	\$ 2,835.00
8	USDA Rural Development	RMAP Loan Payment February 2026	\$ 2,299.59
9	Walter F. Garigliano, P.C.	February 2026 Retainer, Legal Fees: PILOT Amendment (Veria Lifestyle Inc) (<i>pass-through</i>)	\$ 4,250.00
	TOTAL		\$ 14,582.60

I certify that the payments listed above were audited by the Board of the IDA on February 9, 2026 and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants in the amount opposite its name.

2/9/2026

Signature

Date

Expenses Approved and Paid Since Last Regular Meeting (1/21/26)

No.	Vendor	Description	Amount
1	Veria Lifestyle Inc	Return of Funds Received in Error	\$ 262,000.00
	TOTAL		\$ 262,000.00

Other Expenses and Items Paid Since Last Regular Meeting (1/21/26)—no approval required

No.	Vendor	Description	Amount
1	Payroll Expenses	Payroll Check Dates:1/23/26, 2/6/26	\$ 31,743.26
2	Employee Health Insurance Reimbursements	Employee Health Insurance Reimbursements	\$ 1,091.67
	TOTAL		\$ 32,834.93

PILOT Distribution #1 1/27/26	234 Main Street	457 Equities Monticello Corporation	Be Neet / Jeff Sanitation	Bethel Performing Arts Center (BPAC)	Catskill Hospitality Holding	Center One Holding	Deb El Food Products
<u>Sullivan County</u>	\$ 4,478.34	\$ 4,415.53	\$ 2,293.54	\$ 14,346.82	\$ 4,107.47	\$ 4,246.58	\$ 11,099.27
<u>Town Bethel</u>				\$ 13,025.22			
<u>Town Delaware</u>			\$ 1,666.98				
<u>Town Fallsburg</u>	\$ 4,959.59					\$ 1,935.25	
<u>Village Woodridge</u>						\$ 5,210.90	
<u>Town Tusten</u>							
<u>Town Thompson</u>		\$ 893.28			\$ 1,631.83		\$ 4,409.54
<u>Village Monticello</u>		\$ 11,970.24					
<u>Village of Ateres</u>							
<u>Fallsburg School</u>	\$ 9,662.22					\$ 9,162.17	
<u>Fallsburg Library</u>	\$ 207.75					\$ 196.99	
<u>Monticello School</u>		\$ 8,625.75		\$ 31,703.35	\$ 8,023.95		\$ 21,682.43
<u>Sullivan West School</u>			\$ 3,720.19	\$ 10,601.14			
<u>Sullivan West Library</u>			\$ 207.67				
<u>Total</u>	\$ 19,307.90	\$ 25,904.80	\$ 7,888.38	\$ 69,676.53	\$ 13,763.25	\$ 20,751.89	\$ 37,191.24

PILOT Distribution #1 1/27/26	Dimifini-Fallsburg (Rolling V)	Doetsch Family I (Seminary Hill Cidery)	Doetsch Family III (Old Ross House)	Doetsch Family III (Seminary Hill Suites)	EPT Concord II	Gibbers Estates / M E P Wholesalers
<u>Sullivan County</u>	\$ 2,763.26	\$ 1,858.57	\$ 619.60	\$ 1,296.74	\$ 75,918.85	\$ 3,251.63
<u>Town Bethel</u>						
<u>Town Delaware</u>		\$ 1,350.84	\$ 450.34	\$ 942.49		
<u>Town Fallsburg</u>	\$ 3,060.21					\$ 3,601.06
<u>Village Woodridge</u>						
<u>Town Tusten</u>						
<u>Town Thompson</u>					\$ 30,161.23	
<u>Village Monticello</u>						
<u>Village of Ateres</u>						
<u>Fallsburg School</u>	\$ 5,961.85					\$ 7,015.52
<u>Fallsburg Library</u>	\$ 128.18					\$ 150.84
<u>Monticello School</u>					\$ 148,307.54	
<u>Sullivan West School</u>		\$ 3,014.66	\$ 1,005.01	\$ 2,103.36		
<u>Sullivan West Library</u>		\$ 168.28	\$ 56.10	\$ 117.41		
<u>Total</u>	\$ 11,913.50	\$ 6,392.35	\$ 2,131.05	\$ 4,460.00	\$ 254,387.62	\$ 14,019.05

PILOT Distribution #1 1/27/26	Regency Manor Senior Housing	Rock Meadow Partners	Sullivan Glen Wild Corporation	The Center for Discovery	Veria Lifestyle, Inc. (Infrastructure)	Veria Lifestyle, Inc. (Wellness Center)	Veteran NY 55 Sturgis	Total to Taxing Jurisdictions
<u>Sullivan County</u>	\$ 2,002.39	\$ 2,036.41	\$ 3,699.39	\$ 5,798.59	\$ 84,202.79	\$ 70,992.16	\$ 7,622.82	\$ 307,050.75
<u>Town Bethel</u>								\$ 13,025.22
<u>Town Delaware</u>								\$ 4,410.65
<u>Town Fallsburg</u>			\$ 4,096.93	\$ 6,421.72				\$ 24,074.76
<u>Village Woodridge</u>								\$ 5,210.90
<u>Town Tusten</u>		\$ 1,314.18						\$ 1,314.18
<u>Town Thompson</u>	\$ 405.09				\$ 32,922.62	\$ 28,203.94	\$ 1,542.12	\$ 100,169.65
<u>Village Monticello</u>	\$ 5,428.37						\$ 20,665.01	\$ 38,063.62
<u>Village of Ateres</u>					\$ 1,004.36			\$ 1,004.36
<u>Fallsburg School</u>			\$ 7,981.58	\$ 12,510.70				\$ 52,294.04
<u>Fallsburg Library</u>			\$ 171.61	\$ 268.99				\$ 1,124.36
<u>Monticello School</u>	\$ 3,911.68				\$ 164,490.20	\$ 138,683.23	\$ 14,891.19	\$ 540,319.32
<u>Sullivan West School</u>		\$ 3,355.30						\$ 23,799.66
<u>Sullivan West Library</u>		\$ 187.30						\$ 736.76
<u>Total</u>	\$ 11,747.53	\$ 6,893.19	\$ 15,949.51	\$ 25,000.00	\$ 282,619.97	\$ 237,879.33	\$ 44,721.14	\$ 1,112,598.23

PILOT Distribution #2 2/2/26	Adelaar Developer	Empire Resorts Real Estate I	Empire Resorts Real Estate II	FSH Lodge at Neversink	Holiday Mountain	Homestead / North Branch Cider Mill	Metallized Carbon Corporation
<u>Sullivan County</u>	\$ 51,343.40	\$ 21,906.52	\$ 8,214.94	\$ 9,467.79	\$ 7,454.61	\$ 2,687.86	\$ 2,682.64
<u>Town Callicoon</u>						\$ 2,041.05	
<u>Town Delaware</u>							
<u>Town Fallsburg</u>							\$ 2,970.91
<u>Town Neversink</u>				\$ 7,931.58			
<u>Town Rockland</u>							
<u>Town Tusten</u>							
<u>Town Thompson</u>	\$ 20,397.83	\$ 8,703.08	\$ 3,263.66		\$ 2,961.58		
<u>Village Monticello</u>							
<u>Fallsburg School</u>							
<u>Fallsburg Library</u>							
<u>Monticello School</u>	\$ 100,299.38	\$ 42,794.40	\$ 16,047.90		\$ 14,562.58		\$ 5,301.41
<u>Rockland School</u>							
<u>Rockland Library</u>							
<u>Sullivan West School</u>						\$ 4,393.67	
<u>Sullivan West Library</u>						\$ 245.26	
<u>Tri Valley School</u>				\$ 22,621.42			
<u>Tri Valley Library</u>				\$ 543.42			
Total	\$ 172,040.61	\$ 73,404.00	\$ 27,526.50	\$ 40,564.21	\$ 24,978.77	\$ 9,367.84	\$ 10,954.96

PILOT Distribution #2 2/2/26	Monticello Industrial Park	Montreign Operating Company	Mountain Kosher Food Corporation	NY Delaware I	NY Delaware II	NY Delaware V	NY Delaware VI	NY Thompson II
<u>Sullivan County</u>	\$ 2,852.41	\$ 296,650.76	\$ 5,642.57	\$ 5,814.99	\$ 4,012.34	\$ 3,221.50	\$ 5,814.99	\$ 2,278.87
<u>Town Callicoon</u>								
<u>Town Delaware</u>				\$ 4,226.42	\$ 2,916.23	\$ 2,341.44	\$ 4,226.42	
<u>Town Fallsburg</u>								
<u>Town Neversink</u>								
<u>Town Rockland</u>								
<u>Town Tusten</u>								
<u>Town Thompson</u>	\$ 577.05	\$ 117,854.15	\$ 1,141.51					\$ 905.36
<u>Village Monticello</u>	\$ 7,732.71		\$ 15,296.67					
<u>Fallsburg School</u>								
<u>Fallsburg Library</u>								
<u>Monticello School</u>	\$ 5,572.19	\$ 579,507.48	\$ 11,022.77					\$ 4,451.77
<u>Rockland School</u>								
<u>Rockland Library</u>								
<u>Sullivan West School</u>				\$ 9,432.08	\$ 6,508.14	\$ 5,225.37	\$ 9,432.08	
<u>Sullivan West Library</u>				\$ 526.51	\$ 363.29	\$ 291.69	\$ 526.51	
<u>Tri Valley School</u>								
<u>Tri Valley Library</u>								
Total	\$ 16,734.36	\$ 994,012.39	\$ 33,103.52	\$ 20,000.00	\$ 13,800.00	\$ 11,080.00	\$ 20,000.00	\$ 7,636.00

PILOT Distribution #2 2/2/26	NY Tusten I	RGG Realty/ Columbia Ice & Cold Storage	Rosemond Solar	Theowins	West Delaware Hydro Associates	Total to Taxing Jurisdictions
<u>Sullivan County</u>	\$ 5,908.47	\$ 2,596.84	\$ 3,048.67	\$ 6,434.92	\$ 40,845.44	\$ 488,880.53
<u>Town Callicoon</u>						\$ 2,041.05
<u>Town Delaware</u>						\$ 13,710.51
<u>Town Fallsburg</u>			\$ 3,376.28			\$ 6,347.19
<u>Town Neversink</u>					\$ 34,218.01	\$ 42,149.59
<u>Town Rockland</u>				\$ 5,141.96		\$ 5,141.96
<u>Town Tusten</u>	\$ 3,812.99					\$ 3,812.99
<u>Town Thompson</u>		\$ 525.35				\$ 156,329.57
<u>Village Monticello</u>		\$ 7,039.86				\$ 30,069.24
<u>Fallsburg School</u>			\$ 6,577.63			\$ 6,577.63
<u>Fallsburg Library</u>			\$ 141.42			\$ 141.42
<u>Monticello School</u>		\$ 5,072.92				\$ 784,632.80
<u>Rockland School</u>				\$ 12,523.12		\$ 12,523.12
<u>Rockland Library</u>				\$ 332.47		\$ 332.47
<u>Sullivan West School</u>	\$ 9,735.11					\$ 44,726.45
<u>Sullivan West Library</u>	\$ 543.43					\$ 2,496.69
<u>Tri Valley School</u>					\$ 97,592.15	\$ 120,213.57
<u>Tri Valley Library</u>					\$ 2,344.40	\$ 2,887.82
Total	\$ 20,000.00	\$ 15,234.97	\$ 13,144.00	\$ 24,432.47	\$ 175,000.00	\$ 1,723,014.60

PILOT Distribution #3 2/6/26	Amytra Development	NY Bethel I	NY Delaware III	NY Delaware IV	NY Liberty I	NY Mamakating I	NY Thompson I	Yasgur Road Productions	Total to Taxing Jurisdictions
<u>Sullivan County</u>	\$10,172.86	\$8,191.58	\$5,814.99	\$5,814.99	\$4,374.15	\$5,004.50	\$5,968.75	\$1,610.88	\$ 46,952.70
<u>Town Bethel</u>		\$6,439.46						\$1,266.33	\$ 7,705.79
<u>Town Delaware</u>			\$4,226.42	\$4,226.42					\$ 8,452.84
<u>Town Highland</u>	\$6,163.63								\$ 6,163.63
<u>Town Liberty</u>					\$4,214.02				\$ 4,214.02
<u>Town Mamakating</u>						\$2,778.45			\$ 2,778.45
<u>Town Thompson</u>							\$2,371.28		\$ 2,371.28
<u>Eldred School</u>	\$20,663.83								\$ 20,663.83
<u>Eldred Library</u>	\$74.65								\$ 74.65
<u>Ellenville School</u>						\$16,173.57			\$ 16,173.57
<u>Ellenville Library</u>						\$530.98			\$ 530.98
<u>Liberty School</u>					\$11,058.96				\$ 11,058.96
<u>Liberty Library</u>					\$352.87				\$ 352.87
<u>Monticello School</u>		\$16,168.96					\$11,659.97		\$ 27,828.93
<u>Sullivan West School</u>			\$9,432.08	\$9,432.08				\$2,662.92	\$ 21,527.08
<u>Sullivan West Library</u>			\$526.51	\$526.51				\$148.65	\$ 1,201.67
<u>Total</u>	\$37,074.97	\$30,800.00	\$20,000.00	\$20,000.00	\$20,000.00	\$24,487.50	\$20,000.00	\$5,688.78	\$178,051.25