

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

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

**SPECIAL MEETING NOTICE**

**TO:** Howard Siegel, IDA Chairman and Treasurer/ Chief Financial Officer  
Kathleen Lara, IDA Vice Chairperson and Secretary  
Philip Vallone, IDA Assistant Secretary  
Scott Smith, IDA Assistant Treasurer  
Paul Guenther, IDA Member  
Sean Brooks, IDA Member  
Ira Steingart, IDA Member & Chief Executive Officer  
Joseph Perrello, IDA Member  
Edward T. Sykes, IDA Member  
Chairman and Members of the Sullivan County Legislature  
Josh Potosek, Sullivan County Manager  
Walter F. Garigliano, Esq., IDA Counsel

**FROM:** Jennifer Flad, Executive Director

**DATE:** March 26, 2026

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

**Date:** Tuesday, March 31, 2026  
**Time:** 9:30 AM  
**Location:** Conference Room, New Southern Tier Title Agency, LLC, 548 Broadway, Monticello, New York 12701

This meeting video will also be livestreamed on the [IDA's YouTube Channel](#).

Meeting documents will be posted online [here](#).

**SEE REVERSE FOR AGENDA**

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**SPECIAL MEETING AGENDA  
TUESDAY, MARCH 31, 2026, 9:30 AM**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MEETING MINUTES**

February 9, 2026 Regular Meeting; February 25, 2026 Special Meeting

**IV. BILLS AND COMMUNICATIONS**

**V. STAFF REPORT**

**VI. PUBLIC COMMENT ON NEW BUSINESS**

**VII. NEW BUSINESS**

1. Resolution: Authorizing the Agency to Provide Funding to the Partnership for Economic Development in Sullivan County, Inc. for the First Calendar Quarter of 2026
2. Resolution: Extending the Sales Tax Abatement Period for the Homestead, LLC and North Branch Cider Mill LLC Project from April 1, 2026 Through and Including September 30, 2026
3. Resolution: Consenting to the Assignment by Theowins, LLC and Global Natural Foods, Inc. of all their Right, Title and Interest in and to the Project Located at 672 Old Route 17, in the Town of Rockland, County of Sullivan, State of New York to Catskill East LLC
4. Discussion and Approval: Procurement Policy, Investment Policy, and Disposition of Real Property Guidelines
5. Discussion and Approval: Mission Statement and Performance Measurements
6. Discussion and Approval: FY 2025 Audited Financial Statements and Public Authorities Reporting Information System (PARIS) Reports
7. Discussion: Board Member Self-Evaluation (in closed session if desired)
8. Any and All Other Business Before the Board

**VIII. PUBLIC COMMENT AND ADJOURN**

**##**

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**REGULAR MEETING MINUTES**  
**Monday, February 9, 2026**

**I. CALL TO ORDER**

Chairman Siegel called to order the regular meeting of the County of Sullivan Industrial Development Agency at approximately 11:06 AM in the Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

**II. ROLL CALL**

***Members Present-***

Howard Siegel  
Kathleen Lara  
Ira Steingart  
Joseph Perrello  
Edward Sykes

***Members Absent-***

Phillip Vallone  
Scott Smith  
Paul Guenther (Via Zoom)  
Sean Brooks

***Staff Present-***

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

***Staff Absent-***

None

***Others Present-***

Walter F. Garigliano, Agency Counsel  
Khalid Bashjawish, Deputy County Attorney  
Dr. Matthew Evans, Monticello CSD Superintendent  
Matthew Albeck, *Sullivan County Democrat*  
Kimberly Izar, WJFF  
Ken Walter  
Mark Tierney

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Ms. Lara and seconded by Mr. Sykes, the Board voted and unanimously approved the January 21, 2026 special meeting minutes.

**IV. BILLS AND COMMUNICATIONS**

On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board voted and unanimously approved the revised schedule of payments showing nine payments in the amount of \$14,582.60.

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

There were no questions on the January staff report or quarterly financial report.

**VI. PUBLIC COMMENT**

The Board recognized the comments of Ken Walter.

**VII. NEW BUSINESS**

The **RGG Realty LLC, Columbia Ice and Cold Storage, and Ice Cube Inc** resolution was tabled. The item will be taken up at the next meeting.

On a motion made by Mr. Sykes and seconded by Mr. Perrello, the Board reviewed and discussed a resolution consenting to the **Bethel Performing Arts Center LLC** entering into a lease agreement with Cellco Partnership DBA Verizon Wireless. This resolution relates to the installation of a repeater on a parcel of land located at 116 Hurd Road, on site of the Bethel Woods project in the Town of Bethel. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

The Board discussed exploring a Uniform Tax Exempt Policy for **Battery Energy Storage System (BESS)** Projects. The BESS projects are eligible for a 15 year real property tax exemption under Section 487 of the NYS Real Property Tax Law which is the same law for Community Distributed Generation (CDG) Solar Projects. The Board agreed to conduct additional research.

The Board discussed why the **Bethel Performing Arts Center LLC** request for an extension had been tabled. The Board recognized the comments of Dr. Matthew Evans.

On a motion made Mr. Sykes and seconded by Mr. Perrello, the Board entered into executive session to discuss the financial history of a particular corporation at approximately 11:22 AM.

On a motion made Ms. Lara and seconded by Mr. Perrello, the Board exited executive session at approximately 11:39 AM.

**VIII. PUBLIC COMMENT AND ADJOURN**

The Board recognized the comments of Ken Walter. On a motion made by Mr. Perrello and seconded by Ms. Lara, the Board adjourned the meeting at approximately 11:41 AM.

Respectfully submitted:  
Bethanii Padu, Economic Development Coordinator

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**548 Broadway**

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**SPECIAL MEETING MINUTES**

**Monday, February 25, 2026**

**I. CALL TO ORDER**

Chairman Siegel called to order the special meeting of the County of Sullivan Industrial Development Agency at approximately 3:35 PM in the Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

**II. ROLL CALL**

***Members Present-***

Howard Siegel

Kathleen Lara

Ira Steingart

Sean Brooks

Joseph Perrello

***Members Absent-***

Phillip Vallone

Scott Smith

Paul Guenther

Edward Sykes

***Staff Present-***

Jennifer Flad, Executive Director

Ira Steingart, Chief Executive Officer

Julio Garaicoechea, Project Manager

Bethanii Padu, Economic Development Coordinator

***Staff Absent-***

None

***Others Present-***

Walter F. Garigliano, Agency Counsel

Dr. Matthew Evans, Monticello CSD Superintendent

Matthew Albeck, *Sullivan County Democrat*

Ken Walter

**III. PUBLIC COMMENT**

The Board recognized the comments of Ken Walter.

**IV. NEW BUSINESS**

On a motion made by Mr. Perrello and seconded by Mr. Brooks, the Board reviewed and discussed a resolution authorizing the execution and delivery of a mortgage to secure a loan from Jeff Bank to **RGG Realty LLC, Columbia Ice and Cold Storage, and Ice Cube Inc** in an original principal amount not to exceed \$1,000,000. This resolution relates to the rehabilitation of an existing building for use as an ice distribution facility in the Village of Monticello. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

On a motion made by Mr. Perrello and seconded by Mr. Steingart, the Board reviewed and discussed a resolution authorizing an amendment of the **Adelaar Developer LLC** Payment in Lieu of Taxation agreement to authorize acceptance of a guaranty from EPR Properties as financial security for the 2027 PILOT payment. This resolution relates to the indoor waterpark resort hotel and related facilities in the Town of Thompson. Chairman Siegel called the motion to question, the Board voted and unanimously approved the resolution.

**V. PUBLIC COMMENT AND ADJOURN**

The Board recognized the comments of Ken Walter. On a motion made by Ms. Lara and seconded by Mr. Brooks, the Board adjourned the meeting at approximately 3:40 PM.

Respectfully submitted:  
Bethanii Padu, Economic Development Coordinator

DRAFT

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY**

**548 Broadway, Monticello, NY 12701**

**845-428-7575**

<b>SCHEDULE OF PAYMENTS: March 31, 2026</b>			
1	<b>ACSCO LLC</b>	Office Cleaning July 2025 - February 2026	\$ 2,203.20
2	<b>New Southern Tier Title Agency</b>	Office Rent: April 2026	\$ 3,700.00
3	<b>Sullivan County Democrat</b>	Legal Notice & Affidavit - March Special Meeting	\$ 25.13
4	<b>Walter F. Garigliano, P.C.</b>	March 2026 Retainer, Project Termination Legal Fees: (457 Equities Corp), (Center One Holdings), (Sunset Lake Local Development Corp) ( <i>pass-through</i> ), Legal Fees: Amendment to Project Documents (MEP Wholesalers / Gibber Estates LLC) ( <i>pass-through</i> ), Sales Tax Exemption Legal Fees (Homesteadt/North Branch Cider Mill) ( <i>pass-through</i> )	\$ 10,000.00
	<b>TOTAL</b>		<b>\$ 15,928.33</b>
I certify that the payments listed above were audited by the Board of the IDA on March 31, 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.			
			3/31/2026
<b>Signature</b>			<b>Date</b>

<b>Expenses Approved and Paid Since Last Regular Meeting (2/9/26)</b>			
<b>No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
1	<b>457 Equities Monticello Corp</b>	Return of Excess Escrow Funds	\$ 5,315.90
2	<b>Charter Communications</b>	Telephone and Internet Service March 2026	\$ 323.49
3	<b>Elan Financial</b>	Zoom, Adobe, Asure, FedEx, Sullivan County Clerk Office ( <i>pass-through</i> )	\$ 738.28
4	<b>FP Mailing Solutions</b>	Quarterly Meter Rental 2/11/26 - 5/12/26	\$ 109.44
5	<b>Kristt Kelly Office System Corp</b>	Office Supplies: Toner, Folders, Binder Clips, Paper,	\$ 237.92
6	<b>USDA Rural Development</b>	RMAP Loan Payment March 2026	\$ 2,299.59
	<b>TOTAL</b>		<b>\$ 9,024.62</b>

<b>Other Expenses and Items Paid Since Last Regular Meeting (2/9/26)—no approval required</b>			
<b>No.</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
1	<b>Payroll Expenses</b>	Payroll Check Dates: 2/20/26, 3/6/26, 3/20/26	\$ 46,117.29
2	<b>Employee Health Insurance Reimbursements</b>	Employee Health Insurance Reimbursements	\$ 2,704.17
3	<b>Francotyp-Postalia</b>	Postage for postage meter	\$ 400.00
	<b>TOTAL</b>		<b>\$ 49,221.46</b>

<b>PILOT Distribution #4 2/17/26</b>	Psychedelic Solar	Total to Taxing Jurisdictions
Sullivan County	\$ 4,517.53	\$ 4,517.53
Town of Bethel	\$ 3,551.26	\$ 3,551.26
Liberty School	\$ 11,604.38	\$ 11,604.38
Liberty Library	\$ 370.28	\$ 370.28
<b>Total</b>	<b>\$ 20,043.45</b>	<b>\$ 20,043.45</b>

**ACTIVITY REPORT –MARCH 2026**  
**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY (IDA),**  
**SULLIVAN COUNTY FUNDING CORPORATION (SCFC), THE SULLIVAN**  
**COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION**  
**(TSCILDC), SULLIVAN COUNTY RESORT FACILITIES LOCAL**  
**DEVELOPMENT CORPORATION (SCRFLDC)**

March 26, 2026

During February IDA closed on two projects: JAM TWO, LLC and International Contractors Corp., an expansion of an existing roofing contractor shop and metal roof panel fabrication plant in the Town of Bethel; and Catskill Veterinary Services, PLLC and Catskill Vet. Properties LLC, a new veterinary hospital in the Town of Thompson.

IDA staff members are currently reviewing three applications for assistance, two relating to proposed tourism projects and one relating to a proposed community distributed generation solar electricity project.

We are working to finalize the 2025 Public Authorities Reporting Information System (PARIS) Reports and audited financial statements for IDA, SCFC, TSCILDC, and SCRFLDC.

The IDA Board meeting scheduled for March 9 was cancelled. Special meetings of the IDA, SCFC, TSCILDC, and SCRFLDC Boards are scheduled for Tuesday, March 31, beginning at 9:30 AM. We will meet at New Southern Tier Title Agency, LLC, 548 Broadway in Monticello. At those meetings the Boards will review the audits and PARIS reports. Staff will then file the reports with the New York State Authorities Budget Office and local and state officials in accordance with the General Municipal Law and Public Authorities Law.

##

RESOLUTION

A special meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on March 31, 2026 at 9:30 a.m. local time at New Southern Tier Title Agency, LLC, 548 Broadway, Monticello, New York 12701.

The meeting was called to order by Chairman Howard A. Siegel, and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[    ]	[    ]
Kathleen Lara	[    ]	[    ]
Philip Vallone	[    ]	[    ]
Scott Smith	[    ]	[    ]
Paul Guenther	[    ]	[    ]
Sean Brooks	[    ]	[    ]
Ira Steingart	[    ]	[    ]
Joseph Perrello	[    ]	[    ]
Edward T. Sykes	[    ]	[    ]

The following persons were also present:

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

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

Resolution No. \_\_ - 26

*RESOLUTION AUTHORIZING THE AGENCY TO PROVIDE FUNDING TO THE PARTNERSHIP FOR ECONOMIC DEVELOPMENT IN SULLIVAN COUNTY, INC. (“PARTNERSHIP”) FOR THE FIRST CALENDAR QUARTER OF 2026*

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

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

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

WHEREAS, the Partnership and the Agency entered into the Agreement, effective January 1, 2024; and

WHEREAS, the Agency desires to authorize a payment for services to the Partnership for the first calendar quarter of 2026 in the amount of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) Dollars.

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

Section 1. The Agency is hereby authorized to make a payment for services to the Partnership for the first calendar quarter of 2026 in the amount of TWENTY-FIVE THOUSAND and 00/100 (\$25,000.00) Dollars.

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments, documents, and to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or in the opinion of the officer, employee or agent acting on behalf of the Agency desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all the terms, covenants and provisions of the documents for and on behalf of the Agency.

Section 3. These resolutions shall take effect immediately.

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

Howard A. Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

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

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency (“Agency”) with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on March 31, 2026 at 9:30 a.m. at New Southern Tier Title Agency, LLC, 548 Broadway, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[    ]	[    ]
Kathleen Lara	[    ]	[    ]
Philip Vallone	[    ]	[    ]
Scott Smith	[    ]	[    ]
Paul Guenther	[    ]	[    ]
Sean Brooks	[    ]	[    ]
Ira Steingart	[    ]	[    ]
Joseph Perrello	[    ]	[    ]
Edward T. Sykes	[    ]	[    ]

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

Howard A. Siegel	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Kathleen Lara	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Philip Vallone	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Scott Smith	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Paul Guenther	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Sean Brooks	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Ira Steingart	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Joseph Perrello	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain
Edward T. Sykes	[   ] Yes	[   ] No	[   ] Absent	[   ] Abstain

and therefore, the resolution was declared duly adopted.

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

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal on the 31<sup>st</sup> day of March, 2026.

---

Kathleen Lara, Secretary

**From:** [Julio Garaicoechea](#)  
**To:** [Julio Garaicoechea](#)  
**Subject:** FW: CSIDA w/ Homesteadt LLC and North Branch Cider Mill LLC  
**Date:** Wednesday, March 4, 2026 3:49:27 PM

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**From:** Tom Roberts <tom@homesteadt.com>  
**Sent:** Wednesday, March 4, 2026 3:48 PM  
**To:** Julio Garaicoechea <juliog@sullivanida.com>; Anna Aberg <anna@homesteadt.com>  
**Subject:** Re: CSIDA w/ Homesteadt LLC and North Branch Cider Mill LLC

**Caution:** This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hi Julio,

Sorry for the delay here – do I need to send a letter or will an email suffice?

If email – see below for a description of the work to be completed:

This year we will be further renovating the Barn in north branch with work to include – replacing existing windows and adding new ones, insulating the barn space, sheetrock walls, replacing the heating system, renovating the bathroom, and moving the staircase. All this will allow us to operate that building as an extension of our retail space for an extended period of the year.

I will be getting back to Jen on the ST-340 now as well.

Warmest regards,

Tom

**RESOLUTION**

A special meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on March 31, 2026 at 9:30 a.m. local time at New Southern Tier Title Agency, LLC, 548 Broadway, Monticello, New York 12701.

The meeting was called to order by Chairman Howard A. Siegel and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[     ]	[     ]
Kathleen Lara	[     ]	[     ]
Philip Vallone	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Ira Steingart	[     ]	[     ]
Joseph Perrello	[     ]	[     ]
Edward T. Sykes	[     ]	[     ]

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

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

Resolution No. \_\_ - 26

*RESOLUTION EXTENDING THE SALES TAX ABATEMENT PERIOD FOR THE HOMESTEDT, LLC (“HOMESTEDT”) AND NORTH BRANCH CIDER MILL LLC (“NB CIDER MILL” AND TOGETHER WITH HOMESTEDT COLLECTIVELY, THE “COMPANY”) PROJECT FROM APRIL 1, 2026 THROUGH AND INCLUDING SEPTEMBER 30, 2026*

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

*WHEREAS*, on or about July 28, 2023, the Company presented an application to the Agency, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) construction, reconstruction, renovation, rehabilitation, installation and equipping of two (2) buildings aggregating approximately 11,000+/- square feet intended to be tourism destination, dining establishment, retail shops, design studio, and residence (collectively, the

“Buildings”) together with the related parking area (“Parking Area”) situate on three (3) parcels of real estate consisting of approximately 2.25+/- acres located at 38 and 44 North Branch-Callicoon Center Road, North Branch, Town of Callicoon (“Town”), County of Sullivan, State of New York and identified on the Town’s tax map as Section 24, Block 6, Lot 5.2 and Section 25, Block 1, Lots 23.2 and 50.2 (“Land”); (ii) acquisition, construction and equipping of the Buildings and Parking Area; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iv) construction of improvements to the Buildings, the Parking Area, the Land and the Equipment (collectively, the Buildings, the Parking Area, the Land and the Equipment are referred to as the “Facility” or the “Project”); and (v) lease of the Facility from the Agency to the Company; and

*WHEREAS*, on or about September 1, 2023, the Agency and the Company entered into an Agent and Project Agreement (“Agent Agreement”) pursuant to which the Agency designated the Company as agent of the Agency; and

*WHEREAS*, contemporaneously with the execution of the Agent Agreement, the Agency delivered to the Company a Sales Tax Exemption Letter granting a sales tax exemption for purchases related to the construction and equipping of the Project, which letter has expired; and

*WHEREAS*, the current Sales Tax Exemption Letter expired on March 31, 2026; and

*WHEREAS*, on or about March 4, 2026, the Company requested that the sales tax abatement period be extended for another six (6) months to continue the construction and equipping of the Project.

*NOW, THEREFORE, BE IT RESOLVED*, that the sales tax abatement period for the Project be, and hereby is, extended from April 1, 2026 through and including September 30, 2026; and it is further

*RESOLVED*, that the Chairman or Executive Director of the Agency, each acting individually, are each hereby authorized, on behalf of the Agency, to execute and deliver a sales tax exemption extension letter from April 1, 2026 through and including September 30, 2026 with respect to the Project along with any other documents necessary to effectuate the intent of this Resolution.

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

Howard A. Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolution was thereupon duly adopted.

March 27, 2026

Howard Siegel, Chairman  
County of Sullivan Industrial Development Agency  
548 Broadway  
Monticello, New York 12701

**Re: County of Sullivan Industrial Development Agency with Theowins, LLC, Catskill Brewery, LLC, and Global Natural Foods, Inc.**

Dear Mr. Siegel,

Reference is made to that certain Lease Agreement dated April 1, 2012 by and among the County of Sullivan Industrial Development Agency ("Agency"), Theowins, LLC ("Theowins"), Catskill Brewery, LLC ("Brewery"), and Global Natural Foods, Inc. ("Global" and together with Theowins and Catskill, the "Company").

Pursuant to Section 6.3(b) of the Lease Agreement:

"This Lease may not be assigned in whole or in part, and the Facility may not be subleased, in whole or in part, without the prior written consent of the Agency in each instance. A transfer in excess of fifty (50%) percent of the equity voting interests of the Company or any other material change in the management of the Company shall be deemed an assignment and require the prior written consent of the Agency."

Please accept this letter as our request for the Agency's consent to the transfer of Theowins' and Global's interest in the Facility to Catskill East LLC. Brewery will retain its interest in the Facility and remain a party to the Agency transaction documents.

Thank you.

Sincerely,



William R. Lewis

Chief Executive Officer, Theowins, LLC  
President, Global Natural Foods, Inc.  
President, Catskill Brewery, LLC

**RESOLUTION**

A special meeting of the County of Sullivan Industrial Development Agency (“Agency”) was convened on March 31, 2026 at 9:30 a.m. local time at New Southern Tier Title Agency, LLC, 548 Broadway, Monticello, New York 12701.

The meeting was called to order by Chairman Howard A. Siegel and, upon the roll being called, the following members of the Agency were:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[     ]	[     ]
Kathleen Lara	[     ]	[     ]
Philip Vallone	[     ]	[     ]
Scott Smith	[     ]	[     ]
Paul Guenther	[     ]	[     ]
Sean Brooks	[     ]	[     ]
Ira Steingart	[     ]	[     ]
Joseph Perrello	[     ]	[     ]
Edward T. Sykes	[     ]	[     ]

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

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

Resolution No. \_\_ - 26

*RESOLUTION CONSENTING TO THE ASSIGNMENT BY THE OWINS, LLC AND GLOBAL NATURAL FOODS, INC. OF ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THE PROJECT (AS HEREINAFTER DEFINED) LOCATED AT 672 OLD ROUTE 17, IN THE TOWN OF ROCKLAND, COUNTY OF SULLIVAN, STATE OF NEW YORK TO CATSKILL EAST LLC (“COMPANY”)*

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

*WHEREAS*, on or about March 16, 2012, Theowins, LLC (“Theowins”), Catskill Brewery, LLC (“Catskill”) and Global Natural Foods, Inc. (“GNF”) applied to the Agency for financial assistance for the (i) acquisition, construction, reconstruction, renovation, rehabilitation, installation

and equipping of a building to consist of approximately 5,250± square feet (which includes approximately 3,500± square feet of brewery space and approximately 1,750± square feet of office space) (“Building”) situate on one (1) parcel of real estate consisting of .61 acres to be located at 672 Old Route 17 in the Town of Rockland (“Town”), County of Sullivan and State of New York and identified on the Town tax map as Section 39, Block 2, Lot 10 (“Land”) and related facilities to be owned by the Agency; (ii) acquisition and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iii) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the “Facility” or the “Project”); and (iv) lease of the Facility to Theowins, Catskill and GNF; and

*WHEREAS*, by Resolution No. 13-12, duly adopted on March 27, 2012, the Agency appointed Theowins, Catskill and GNF as Agent for the Agency for the purposes of acquiring, constructing, installing and equipping of the Project; and

*WHEREAS*, as of the 1<sup>st</sup> day of April, 2012, Theowins, Catskill, GNF and the Agency entered into the following:

1. Agent Agreement;
2. Environmental Compliance and Indemnification Agreement
3. Lease Agreement and memorandum thereto (“Lease”);
4. Payment in Lieu of Taxation Agreement; and

*WHEREAS*, as of the 1<sup>st</sup> day of January, 2024, Theowins, Catskill, GNF and the Agency entered into an:

5. First Amendment to Payment In Lieu of Taxation Agreement.

(Items 1 through 5 are collectively referred to as the “Project Documents”); and

*WHEREAS*, Theowins and GNF desire to transfer, assign and convey all of their right, title and interest in and to the Project and all of their rights under the Project Documents to the Company, and the Company subject to the terms and conditions of the Project Documents, desires to accept and purchase all of Theowins and GNF’s right, title and interest in and to the Project and all of their rights under the Project Documents; and

*WHEREAS*, as contemplated by Section 6.3(b) of the Lease, by letter dated March 27, 2026, Theowins and GNF have requested the Agency’s consent to such an assignment.

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

Section 1. The Agency hereby consents to the assignment of all of Theowins and GNF’s right, title and interest in and to the Project and all of their rights under the Project Documents to the Company.

Section 2. The Chairman or Chief Executive Officer of the Agency, each acting individually, are each hereby authorized, on behalf of the Agency, to execute and deliver any and all

documents necessary to amend and restate the Project Documents to memorialize the assignment.

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

Section 4. The foregoing resolutions are subject to the following conditions:  
(a) Payment to the Agency of a consent fee in the amount of One Thousand and 00/100 (\$1,000.00) Dollars; and  
(b) Payment of any professional fees incurred by the Agency for preparation of this Resolution and preparation of all documents necessary to memorialize the assignment.

Section 5. These resolutions shall take effect immediately.

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

Howard A. Siegel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Kathleen Lara	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Philip Vallone	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Scott Smith	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Paul Guenther	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Sean Brooks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Ira Steingart	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Joseph Perrello	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain
Edward T. Sykes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent	<input type="checkbox"/> Abstain

The resolutions were thereupon duly adopted.

STATE OF NEW YORK :  
 :SS  
 COUNTY OF SULLIVAN :

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

- I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency (“Agency”) with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
- Such resolution was passed at a meeting of the Agency duly convened in public session on March 31, 2026 at 9:30 a.m. at New Southern Tier Title Agency, LLC, 548 Broadway, Village of Monticello, Sullivan County, New York, at which the following members were present:

	<u>PRESENT</u>	<u>ABSENT</u>
Howard A. Siegel	[ ]	[ ]
Kathleen Lara	[ ]	[ ]
Philip Vallone	[ ]	[ ]
Scott Smith	[ ]	[ ]
Paul Guenther	[ ]	[ ]
Sean Brooks	[ ]	[ ]
Ira Steingart	[ ]	[ ]
Joseph Perrello	[ ]	[ ]
Edward T. Sykes	[ ]	[ ]

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

Howard A. Siegel	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Kathleen Lara	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Philip Vallone	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Scott Smith	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Paul Guenther	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Sean Brooks	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Ira Steingart	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Joseph Perrello	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain
Edward T. Sykes	[ ] Yes	[ ] No	[ ] Absent	[ ] Abstain

and therefore, the resolution was declared duly adopted.

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

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal on the 31<sup>st</sup> day of March, 2026.

---

Kathleen Lara, Secretary

# COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

## PROCUREMENT POLICY

### A. Introduction

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

### B. Procurement Policy

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

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

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

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

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

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

a. Delivery requirements

b. Quality requirements

c. Quality

d. Past vendor performance

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

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

8. Documentation

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

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

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

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

(2) a description of the professional services; or

(3) written verification of city contracts; or

(4) opinions of Counsel, if any; or

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

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

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

9. Exceptions to Bidding

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

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

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

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

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

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

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

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT**  
**AGENCY AMENDED AND RESTATED INVESTMENT POLICY**

**I. INVESTMENT AND DEPOSIT POLICY**

A. Introduction

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

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

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

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

#### 6. Designation of Depositories

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

### B. Investment Policy

#### 1. Permitted Investments

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

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

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

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

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

## 2. Authorized Financial Institutions and Dealers

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

## 3. Purchase of Investments

The Agency may contract for the purchase of investments:

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

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

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

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

#### 4. Repurchase Agreements

Repurchase agreements are authorized subject to the following restrictions:

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

### C. Deposit Policy

#### 1. Collateralization of Deposits

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

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

## 2. Safekeeping and Collateralization

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

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

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

Approved and adopted this 12<sup>th</sup> day of August, 2019.

60394-006

## **EXHIBIT A**

### **SCHEDULE OF ELIGIBLE SECURITIES**

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

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

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

**SECTION 1. DEFINITIONS**

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

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

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

**SECTION 2. DUTIES**

A. The Agency shall:

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

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

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

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

B. The Agency shall

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

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

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

## **SECTION 2. TRANSFER OR DISPOSITION OF PROPERTY**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(F) such action is otherwise authorized by law.

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

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

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

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

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

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

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

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

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

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



## Authority Mission Statement and Performance Measurements-- FY 2025

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

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

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

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

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

**Date Adopted: 1970.**

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

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

**Performance Measurement Questions:**

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

**Discussed, reviewed, and approved by County of Sullivan Industrial Development Agency Board of Directors— March 31, 2026.**

##

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

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

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

***FINANCIAL STATEMENTS***

***DECEMBER 31, 2025***

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
FINANCIAL STATEMENTS  
DECEMBER 31, 2025

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## INDEPENDENT AUDITORS' REPORT

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

### **Opinions**

We have audited the financial statements of the County of Sullivan Industrial Development Agency, New York ("Agency"), a component unit of Sullivan County, New York, as of and for the year ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the County of Sullivan Industrial Development Agency, New York, as of December 31, 2025 and 2024, and the respective changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the County of Sullivan Industrial Development Agency, New York, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County of Sullivan Industrial Development Agency, New York's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the County of Sullivan Industrial Development Agency, New York's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, on pages 4 through 7, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## **Other Information**

Management is responsible for the other information included in the report. The other information comprises the schedule of other information on pages 23 through 26, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 26, 2026 on our consideration of the County of Sullivan Industrial Development Agency, New York's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the County of Sullivan Industrial Development Agency, New York's internal control over financial reporting and compliance.

*Cooper Arias, LLP*

Mongaup Valley, New York  
March 26, 2026

# MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2025

This section of the County of Sullivan Industrial Development Agency's annual financial report presents our discussion and analysis of the Agency's financial performance during the fiscal year ended on December 31, 2025. Please read it in conjunction with the Agency's financial statements and accompanying notes.

## OVERVIEW OF THE FINANCIAL STATEMENTS

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

## FINANCIAL ANALYSIS OF THE AGENCY

The following table summarizes the changes in net position between December 31, 2025 and 2024.

	<u>2025</u>	<u>2024</u>
Current Assets	\$ 9,026,897	\$ 8,995,961
Non-Current Assets	939,507	1,002,436
Capital Assets, net	<u>2,388,244</u>	<u>2,589,475</u>
 Total Assets	 <u>12,354,648</u>	 <u>12,587,872</u>
 Current Liabilities	 833,964	 1,001,477
Long Term Liabilities	<u>142,352</u>	<u>168,785</u>
 Total Liabilities	 <u>976,316</u>	 <u>1,170,262</u>
 Deferred Inflows - Leases	 <u>561,789</u>	 <u>645,674</u>
 Total Deferred Inflows of Resources	 <u>561,789</u>	 <u>645,674</u>
 Net Investment In Capital Assets	 2,388,244	 2,589,475
Restricted	1,253,686	1,008,188
Unrestricted	<u>7,174,613</u>	<u>7,174,273</u>
 Total Net Position	 <u>\$ 10,816,543</u>	 <u>\$ 10,771,936</u>

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2025

The balance of restricted net position consists of the following at December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Escrow Accounts - Cash	\$ 730,674	\$ 522,999
Revolving Loan Accounts – Cash	1,204,251	869,303
Revolving Loans Outstanding	198,239	332,446
Less: Liabilities to be Paid From Restricted Accounts	<u>(879,478)</u>	<u>(716,560)</u>
 Restricted Net Position	 <u>\$ 1,253,686</u>	 <u>\$ 1,008,188</u>

*Operating Income.* The following table summarizes the changes in operating activity between fiscal years 2025 and 2024.

	<u>2025</u>	<u>2024</u>
Project Fees	\$ 699,877	\$ 675,428
Administrative Fees	22,000	22,000
Lease Income	118,861	118,548
Interest on Notes Receivable	12,263	21,983
Interest on Leases Receivable	19,643	21,520
Federal Aid	-	93,185
Other Income	<u>26,166</u>	<u>3,421</u>
 Total Operating Revenues	 <u>898,810</u>	 <u>956,085</u>
Salaries and Benefits	394,361	315,644
Legal and Professional Fees	40,622	100,098
Consulting Fees	37,070	51,810
Advertising and Promotion	100,183	100,396
Other Expenses	<u>93,836</u>	<u>100,973</u>
 Total Operating Expenses	 <u>666,072</u>	 <u>668,921</u>
 Operating Income	 <u>232,738</u>	 <u>287,164</u>
Interest Income	4,324	3,927
Interest Expense	(3,585)	(4,128)
Depreciation Expense	(172,468)	(168,598)
Loss on Sale of Equipment	<u>(16,402)</u>	<u>-</u>
 Total Non-Operating Revenues (Expenses)	 <u>(188,131)</u>	 <u>(168,799)</u>
 Change in Net Position	 <u>\$ 44,607</u>	 <u>\$ 118,365</u>

# MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2025

## OPERATIONS AND ACCOMPLISHMENTS

During 2025, the Agency collected Payments in Lieu of Taxes (PILOTs) from its projects and distributed 100% of payments, or \$3,879,236.67, to the local taxing jurisdictions.

During 2025, the Agency continued to engage the services of the Partnership for Economic Development in Sullivan County, Inc., and to provide funding for the regional economic development advocacy group Hudson Valley Pattern for Progress through its membership contribution. The Agency also continued its engagement of Hudson Valley AgriBusiness Development Corporation, which provides technical assistance to Sullivan County's agricultural businesses and supports large-scale initiatives to strengthen the County's overall farm and food economy.

The Agency continues its efforts to foster the development of the Catskills Food Hub in Liberty. During 2024 the Agency procured various items of kitchen equipment to be leased to Sullivan Catskills Regional Food Hub, Inc. (SCRFH) doing business as A Single Bite, and in January 2025 this lease became effective. The kitchen equipment was funded by a 2023 Rural Business Development Grant awarded to the Agency from the United States Department of Agriculture-Rural Development to assist in the equipping of a commercial kitchen at the Catskills Food Hub.

In 2025 the Agency was involved in the following projects:

- The administration of two loans through the Agency's Rural Micro-entrepreneur Assistance Program

- The administration of two loans through the Agency's Revolving Loan Fund Program

- The administration of two loans and twenty-one leases through the Agency's AgriBusiness Revolving Loan and Lease Fund Program. During 2025, one new lease took effect, as described above; four existing leases were consolidated into a single lease; and four leases reached the end of their terms and were satisfied.

- The administration of one building lease agreement relating to the Catskills Food Hub

- The administration of 64 projects with Agency agreements, including 57 projects that made PILOT payments to the Agency and seven projects that held valid sales tax exemption letters.

## CAPITAL ASSETS

The Agency had \$2,388,244 invested in capital assets, net of \$1,000,275 in accumulated depreciation, as of December 31, 2025. Depreciation expense for the year ended December 31, 2025 was \$172,468.

# MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ending December 31, 2025

## DEBT

As of December 31, 2025, the Agency had \$167,628 in outstanding long term debt. The Agency paid interest of \$3,585 during the year.

## CONTACTING THE AGENCY'S MANAGEMENT

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

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

ASSETS	<u>2025</u>	<u>2024</u>
Current Assets		
Cash	\$ 6,820,571	\$ 7,156,081
Cash - Restricted	1,934,925	1,473,302
Accounts Receivable	76,335	58,634
Due From State and Federal	-	93,185
Prepaid Expense	22,207	24,856
Operating Leases Receivable - Current	104,127	119,315
Capital Leases Receivable - Current	30,790	29,881
Notes Receivable - Current	<u>37,942</u>	<u>40,707</u>
 Total Current Assets	 <u>9,026,897</u>	 <u>8,995,961</u>
Non-Current Assets:		
Operating Leases Receivable	457,662	526,359
Capital Leases Receivable	153,548	184,338
Notes Receivable	160,297	291,739
Mortgage Note Receivable	168,000	-
Capital Assets, net	<u>2,388,244</u>	<u>2,589,475</u>
 Total Non-Current Assets	 <u>3,327,751</u>	 <u>3,591,911</u>
 TOTAL ASSETS	 <u>12,354,648</u>	 <u>12,587,872</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

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

LIABILITIES	<u>2025</u>	<u>2024</u>
Current Liabilities		
Accounts Payable	\$ 6,905	\$ 25,760
Accrued Payroll	11,749	8,187
Unearned Revenue	4,500	192,750
Project Escrow Liability	54,996	68,077
PILOT Escrow Liability	668,656	431,984
Sales Tax Escrow Liability	61,882	249,943
Note Payable - Current	<u>25,276</u>	<u>24,776</u>
 Total Current Liabilities	 <u>833,964</u>	 <u>1,001,477</u>
Non-Current Liabilities		
Note Payable	<u>142,352</u>	<u>168,785</u>
 Total Non-Current Liabilities	 <u>142,352</u>	 <u>168,785</u>
 TOTAL LIABILITIES	 <u>976,316</u>	 <u>1,170,262</u>
DEFERRED INFLOWS OF RESOURCES		
Leases	<u>561,789</u>	<u>645,674</u>
 TOTAL DEFERRED INFLOWS OF RESOURCES	 <u>561,789</u>	 <u>645,674</u>
NET POSITION		
Net Investment in Capital Assets	2,388,244	2,589,475
Restricted	1,253,686	1,008,188
Unrestricted	<u>7,174,613</u>	<u>7,174,273</u>
 TOTAL NET POSITION	 <u>\$ 10,816,543</u>	 <u>\$ 10,771,936</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

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

	<u>2025</u>	<u>2024</u>
<b>OPERATING REVENUES</b>		
Project Fees	\$ 699,877	\$ 675,428
Administrative Fees	22,000	22,000
Lease Income	118,861	118,548
Interest Income - Notes Receivable	12,263	21,983
Interest Income - Leases Receivable	19,643	21,520
Federal Aid	-	93,185
Reimbursed Professional Fees	22,104	-
Other Income	4,062	3,421
Total Operating Revenues	<u>898,810</u>	<u>956,085</u>
<b>OPERATING EXPENSES</b>		
Payroll and Benefits	394,361	315,644
Professional Fees and Service Contracts	40,622	100,098
Advertising and Promotion	100,183	100,396
Travel, Meetings and Conferences	693	2,872
Consulting Services	37,070	51,810
Insurance	19,471	16,693
Dues and Subscriptions	13,012	14,080
Rent and Storage	44,400	44,400
Repairs and Maintenance	1,091	10,071
Office Expense	15,169	12,857
Total Operating Expenses	<u>666,072</u>	<u>668,921</u>
<b>NET OPERATING INCOME (LOSS)</b>	<u>232,738</u>	<u>287,164</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>		
Interest Income	4,324	3,927
Interest Expense	(3,585)	(4,128)
Depreciation Expense	(172,468)	(168,598)
Gain/(Loss) on Sale of Equipment	(16,402)	-
<b>NET NON-OPERATING REVENUES (EXPENSES)</b>	<u>(188,131)</u>	<u>(168,799)</u>
<b>CHANGE IN NET POSITION</b>	44,607	118,365
<b>NET POSITION- Beginning of the Year</b>	<u>10,771,936</u>	<u>10,653,571</u>
<b>NET POSITION- End of the Year</b>	<u>\$ 10,816,543</u>	<u>\$ 10,771,936</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

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

	<u>2025</u>	<u>2024</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from Providing Services	\$ 796,361	\$ 894,832
Receipts from Related Parties	22,000	22,000
Payments for Personal Services and Benefits	(390,799)	(314,151)
Payments to Contractors	<u>(288,616)</u>	<u>(451,962)</u>
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<u>138,946</u>	<u>150,719</u>
<b>CASH FLOW FROM CAPITAL ACTIVITIES</b>		
Proceeds from Sale of Capital Assets	21,650	-
Purchase of Capital Assets	<u>(9,288)</u>	<u>-</u>
<b>NET CASH PROVIDED BY CAPITAL ACTIVITIES</b>	<u>12,362</u>	<u>-</u>
<b>CASH FLOW FROM NON-CAPITAL FINANCING ACTIVITIES</b>		
Principal and Interest Paid on Note Payable	<u>(29,519)</u>	<u>(28,444)</u>
<b>NET CASH USED BY NON-CAPITAL FINANCING ACTIVITIES</b>	<u>(29,519)</u>	<u>(28,444)</u>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Interest Income	<u>4,324</u>	<u>3,927</u>
<b>NET CASH PROVIDED BY INVESTING ACTIVITIES</b>	<u>4,324</u>	<u>3,927</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	126,113	126,202
<b>CASH AND CASH EQUIVALENTS- Beginning of the Year</b>	<u>8,629,383</u>	<u>8,503,181</u>
<b>CASH AND CASH EQUIVALENTS- End of the Year</b>	<u>\$ 8,755,496</u>	<u>\$ 8,629,383</u>
<b>Cash</b>	<u>\$ 6,820,571</u>	<u>\$ 7,156,081</u>
<b>Cash - Restricted</b>	<u>1,934,925</u>	<u>1,473,302</u>
	<u>\$ 8,755,496</u>	<u>\$ 8,629,383</u>
<b>Reconciliation of operating revenue (loss) to net cash provided (used) by operating activities:</b>		
Operating Income (Loss)	\$ 232,738	\$ 287,164
<b>Changes in Assets and Liabilities</b>		
Accounts Receivable	(17,701)	(17,617)
Due From Related Parties	-	9,196
Due From State and Federal	93,185	(93,185)
Prepaid Expenses	2,649	541
Operating Leases Receivable	83,885	10,772
Capital Leases Receivable	29,881	28,999
Notes Receivable	134,207	127,783
Mortgage Note Receivable	(168,000)	-
Capital Assets to Lease	-	(98,756)
Accounts Payable	(18,855)	(9,666)
Accrued Payroll	3,562	1,493
Unearned Revenue	(188,250)	163,833
Project Escrow Liabilities	(13,081)	3,193
PILOT Escrow Liabilities	236,672	(243,518)
Sales Tax Escrow Liabilities	(188,061)	(8,741)
Deferred Inflows of Resources - Leases	<u>(83,885)</u>	<u>(10,772)</u>
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<u>\$ 138,946</u>	<u>\$ 150,719</u>

SEE ACCOMPANYING NOTES AND AUDITORS' OPINION

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Basis of Accounting**

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

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

**Financial Reporting Entity**

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

**Administrative Fee Income**

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

**Accounts Receivable**

Accounts receivable are shown gross, with uncollectible amounts recognized under the direct write-off method. No allowance for uncollectible accounts has been provided since it is believed that such allowance would be immaterial. Accounts receivable at December 31, 2025 and 2024 amounted to \$76,335 and \$58,634, respectively.

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Property, Plant and Equipment**

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

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

**Use of Estimates**

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

**Cash and Cash Equivalents**

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

**Operating Revenues and Expenses**

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

**Liabilities Paid From Restricted Assets**

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

	<u>2025</u>	<u>2024</u>
Escrow Balances	\$ 730,674	\$ 522,999
Note Payable	<u>167,628</u>	<u>193,561</u>
	<u>\$ 898,302</u>	<u>\$ 716,560</u>

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**New Accounting Standards**

The Agency has adopted all current Statements of the Governmental Accounting Standards Board (GASB) that are applicable. At December 31, 2025 the Agency implemented the following new standards:

GASB 102 – *Certain Risk Disclosures*

**Future Accounting Standards**

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

GASB 103 – *Financial Reporting Model Improvements*, effective for the year ending December 31, 2026.

GASB 104 – *Disclosure of Certain Capital Assets*, effective for the year ending December 31, 2026

GASB 105 – *Subsequent Events*, effective for the year ending December 31, 2027

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

**Equity Classifications**

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

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

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

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Order of Use of Net Position:

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

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources, which represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency reported deferred inflows of resources related to leases of \$561,789 and \$645,674 as of December 31, 2025 and 2024, respectively.

NOTE 2 – CASH AND INVESTMENTS

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

Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of New York State and its municipalities and school districts. The written investment policy requires repurchase agreements to be purchased from banks located within the State and that underlying securities must be obligations of the federal government. Underlying securities must have a market value of at least 105 percent of the cost of the repurchase agreement.

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 2 – CASH AND INVESTMENTS (Continued)

The Agency’s aggregate bank balances included balances not covered by depository insurance at year end, collateralized as follows:

Collateralized with securities held by the pledging financial institution, or its trust department or agent, but not in the Agency’s name.	<u>\$ 8,423,108</u>
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NOTE 3 – NOTES RECEIVABLE

Notes receivable consist of amounts due from various business entities within Sullivan County. The purpose of these notes is to help local businesses expand and develop. A schedule of notes receivable at December 31, 2025 and 2024 is as follows:

<u>Borrower</u>	<u>Original Loan</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>BALANCE</u>	
				<u>2025</u>	<u>2024</u>
David Appel	84,098	2024	4.00%	\$ -	\$ 3,491
Agrarian Feast	80,000	2032	4.00%	-	94,789
Murray Bresky	100,000	2032	4.00%	69,439	77,860
Cochecton Holdings	90,000	2033	6.1875%	72,364	82,183
2 Queens LLC	46,000	2028	5.13%	28,528	37,469
3 Franks Inc.	45,000	2028	5.13%	<u>27,908</u>	<u>36,654</u>
Total Notes Receivable				198,239	332,446
Less: Current Portion				<u>(37,942)</u>	<u>(40,707)</u>
Long Term Portion				<u>\$ 160,297</u>	<u>\$ 291,739</u>

NOTE 4 – UNEARNED REVENUE

The Agency had unearned revenue at December 31, 2025 and 2024, consisting of the following items:

	<u>2025</u>	<u>2024</u>
Project Fees	<u>\$ 4,500</u>	<u>\$ 192,750</u>

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 5 – OPERATING LEASES RECEIVABLE

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

<u>Lessee</u>	<u>Type</u>	<u>Maturity Date</u>	<u>Discount Rate</u>	<u>Monthly Payment</u>	<u>Balance 2025</u>	<u>Balance 2024</u>
Catskill Brewery	Equipment	2030	3%	\$ 624	\$ 33,141	\$ 39,494
Catskill Brewery	Equipment	2032	3%	821	56,833	64,816
Catskill Brewery	Equipment	2031	3%	1,567	101,810	117,301
Roscoe Beer	Equipment	2028	3%	676	20,792	28,146
Roscoe Beer	Equipment	2026	1%	451	4,050	9,395
Prohibition Distillery	Equipment	2028	3%	679	20,863	28,260
SC Regional Food Hub	Equipment	2038	1%	231	-	35,864
SC Regional Food Hub	Equipment	2028	1%	312	-	14,080
SC Regional Food Hub	Equipment	2028	1%	398	-	17,934
SC Regional Food Hub	Vehicle	2025	1%	464	-	4,616
SC Regional Food Hub	Vehicle	2026	1%	480	479	6,201
SC Regional Food Hub	Equipment	2034	1%	122	-	12,680
SC Regional Food Hub	Equipment	2035	1%	340	35,431	-
SC Regional Food Hub	Equipment	2035	1%	661	68,826	-
Seminary Hill	Equipment	2027	1%	689	11,640	19,746
Seminary Hill	Equipment	2033	3%	547	41,795	47,028
Locust Grove	Equipment	2025	1%	427	-	3,402
SC Farms	Equipment	2025	1%	451	-	900
SC Farms	Equipment	2025	1%	387	-	773
AMJR, LLC	Equipment	2036	1%	889	111,135	120,645
SC Regional Food Hub	Building	2028	3%	1,750 **	<u>54,994</u>	<u>74,393</u>
				** - Increased by CPI annually		
Total Leases Receivable					561,789	645,674
Less: Current Portion					<u>104,127</u>	<u>(119,315)</u>
Long Term Portion					<u>\$ 457,662</u>	<u>\$ 526,359</u>

The Agency recognized \$118,861 and \$118,548 in operating lease revenue and \$13,626 and \$14,620 in operating lease interest for the years ended December 31, 2025 and 2024, respectively.

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 6 – CAPITAL LEASES RECEIVABLE

The Agency has entered into an agreement to lease equipment to a company at 3.00% over a term of 108 months. The lease matures in 2031, at which time the company has the option of purchasing the equipment for \$1. Since the lessee can purchase the equipment at the end of the lease for a below market price, the transaction is being treated as a direct financing lease, which means the Agency is financing the in-substance purchase of the equipment by the lessee. The terms of the capital lease are as follows:

Lessee	<u>Description</u>	<u>Maturity</u>	<u>Interest Rate</u>	<u>Monthly Payment</u>	<u>Balance 2025</u>	<u>Balance 2024</u>
SVG 26, LLC	Equipment	2031	3%	2,992	\$ 184,338	\$ 214,219
Total Capital Leases Receivable					184,338	214,219
Less: Current Portion					<u>(30,790)</u>	<u>(29,881)</u>
Long Term Portion					<u>\$ 153,548</u>	<u>\$ 184,338</u>

The Agency recognized \$6,017 and \$6,900 in capital lease interest for the years ended December 31, 2025 and 2024, respectively.

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

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 30,790	\$ 5,109
2027	31,727	4,173
2028	32,692	3,208
2029	33,686	2,213
2030	34,710	1,189
2031	<u>20,733</u>	<u>208</u>
Total	<u>\$ 184,338</u>	<u>\$ 16,100</u>

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 7 – CAPITAL ASSETS

The Agency’s capital assets for the years ended December 31, 2025 and 2024 are as follows:

<b>2025</b>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Buildings And Improvements - Leased	\$ 1,603,585	\$ -	\$ -	\$ 1,603,585
Equipment - Leased	1,952,994	-	201,897	1,751,097
Equipment	<u>28,698</u>	<u>9,288</u>	<u>4,149</u>	<u>33,837</u>
Depreciable Historical Cost	<u>3,585,277</u>	<u>9,288</u>	<u>206,046</u>	<u>3,388,519</u>
Accumulated Depreciation:				
Building And Improvements - Leased	252,187	40,423	-	292,610
Equipment - Leased	719,551	129,420	163,846	684,945
Equipment	<u>24,064</u>	<u>2,805</u>	<u>4,149</u>	<u>22,720</u>
Total Accumulated Depreciation	<u>995,802</u>	<u>172,468</u>	<u>167,995</u>	<u>1,000,275</u>
Net Cost	<u>\$ 2,589,475</u>	<u>(163,180)</u>	<u>38,051</u>	<u>\$ 2,388,244</u>
<b>2024</b>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Buildings And Improvements - Leased	\$ 1,603,585	\$ -	\$ -	\$ 1,603,585
Equipment - Leased	1,854,238	98,756	-	1,952,994
Equipment	<u>28,698</u>	<u>-</u>	<u>-</u>	<u>28,698</u>
Depreciable Historical Cost	<u>3,486,521</u>	<u>98,756</u>	<u>-</u>	<u>3,585,277</u>
Accumulated Depreciation:				
Building And Improvements - Leased	211,764	40,423	-	252,187
Equipment - Leased	594,027	125,524	-	719,551
Equipment	<u>21,413</u>	<u>2,651</u>	<u>-</u>	<u>24,064</u>
Total Accumulated Depreciation	<u>827,204</u>	<u>168,598</u>	<u>-</u>	<u>995,802</u>
Net Cost	<u>\$ 2,659,317</u>	<u>\$ (69,842)</u>	<u>\$ -</u>	<u>\$ 2,589,475</u>

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 8 – RELATED PARTIES

Sullivan County Funding Corporation

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

The Sullivan County Funding Corporation reimburses the Agency for bookkeeping and related administrative costs during the year. The Agency received \$10,000 and \$10,000 from the Sullivan County Funding Corporation for administrative services for the years ended December 31, 2025 and 2024, respectively. As of December 31, 2025 and 2024, there were no outstanding receivables owed to the Agency related to administrative services.

Additionally, the Agency pays insurance premiums during the year of which the Corporation reimburses them for its portion of the coverage. There were no outstanding receivables owed to the Agency related to insurance premiums as of December 31, 2025 and 2024.

The Sullivan County Infrastructure Local Development Corporation

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

The Sullivan County Infrastructure Local Development Corporation reimburses the Agency for bookkeeping and related administrative costs during the year. The Agency received \$12,000 and \$12,000 from The Sullivan County Infrastructure Local Development Corporation for administrative costs for the years ended December 31, 2025 and 2024, respectively. As of December 31, 2025 and 2024, there were no outstanding receivables owed to the Agency related to administrative services.

Additionally, the Agency pays insurance premiums during the year of which the Corporation reimburses them for its portion of the coverage. There were no outstanding receivables owed to the Agency related to insurance premiums as of December 31, 2025 and 2024.

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 9 – LONG TERM DEBT

The Agency entered into an agreement with the United States Department of Agriculture (USDA) to create a Rural Microloan Revolving Fund (RMRF), which will provide loans to local eligible businesses. The funds drawn down from the USDA, which must be used to capitalize a Rural Microentrepreneur Assistance Program (RMAP), are in the form of a loan that must be repaid to the USDA. The outstanding balance accrues interest at 2% per annum and must be repaid in equally amortized monthly payments of principal and interest over a period not to exceed 20 years. The first payment, consisting of principal and interest, was due in May 2014.

The changes in the Agency’s long term debt during the years ended December 31, 2025 and 2024 are summarized as follows:

<u>2025</u>	BALANCE 01/01/25	ADDITIONS	DELETIONS	BALANCE 12/31/25	AMOUNTS DUE WITHIN ONE YEAR
RMAP Note Payable	<u>\$ 193,561</u>	<u>\$ -</u>	<u>\$ 25,933</u>	<u>\$ 167,628</u>	<u>\$ 25,276</u>

<u>2024</u>	BALANCE 01/01/24	ADDITIONS	DELETIONS	BALANCE 12/31/24	AMOUNTS DUE WITHIN ONE YEAR
RMAP Note Payable	<u>\$ 217,877</u>	<u>\$ -</u>	<u>\$ 24,316</u>	<u>\$ 193,561</u>	<u>\$ 24,776</u>

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

<u>YEAR</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>
2026	\$ 25,276	\$ 3,148
2027	25,786	2,637
2028	26,307	2,117
2029	26,837	1,587
2030	27,379	1,045
2031-2032	<u>36,043</u>	<u>492</u>
TOTAL	<u>\$ 167,628</u>	<u>\$ 11,026</u>

COUNTY OF SULLIVAN  
INDUSTRIAL DEVELOPMENT AGENCY  
NOTES TO THE FINANCIAL STATEMENTS  
DECEMBER 31, 2025

NOTE 10 – MORTGAGE NOTE RECEIVABLE

On November 6, 2025, the Agency entered into a termination agreement related to a sale/leaseback transaction. As a result of the termination, the company was required to pay a \$168,000 termination fee to the Agency in accordance with the Leaseback Agreement. The Agency extended the due date of the termination fee to November 1, 2030, and secured the obligation with a mortgage on the company's property.

NOTE 11 – EVENTS OCCURRING AFTER REPORTING DATE

The Agency has evaluated events and transactions that occurred between December 31, 2025 and March 26, 2026, which is the date the financial statements were available to be issued, for possible disclosure and recognition in the financial statements.

**County of Sullivan Industrial Development Agency  
Schedule of Other Information  
December 31, 2025**

Project Name	2025 Tax Exemptions			2025 Payments in Lieu of Taxes (PILOTs)	Full-Time Equivalent Jobs (FTEs) Created and Retained					
	Sales Tax	Total Real Property Tax	Mortgage Recording Tax		# of FTEs before IDA status	Original estimate of jobs to be created	Original estimate of jobs to be retained	# of FTE Jobs During 2025	# of FTE construction jobs during 2025	Net Employment Change
234 Main Street LLC	-	50,295.05	-	20,153.27	0	10	0	2	0	2
457 Equities Monticello Corp.	-	61,265.09	-	26,589.67	4	20	4	35	2	31
Adelaar Developer, LLC	-	3,023,129.66	-	185,090.69	0	350	0	273	0	273
Amytra Development, LLC	-	747,937.26	-	37,688.85	0	24	0	43	0	43
Be Neet, LLC / Jeff Sanitation, Inc.	-	21,983.45	-	7,993.00	10	3	10	15	0	5
Bethel Woods Performing Arts Center LLC	-	-	-	69,676.53	0	15	0	110	0	110
Catskill Hospitality Holding, LLC	-	151,203.17	-	14,807.26	0	12	0	14	0	14
Center for Discovery, Inc. (Hurleyville PAC)	-	-	-	25,000.00	0	0	0	8	0	8
Center One Holdings LLC	-	48,709.09	-	21,918.46	0	15	0	0	0	0
Deb El Food Products LLC	-	51,507.31	-	39,431.89	10	10	10	139	0	129
Dimifii-Fallsburg, LLC	-	28,732.72	-	13,631.51	68	4	68	298	0	230
Doetsch Family I & II Seminary Hill Ciders	-	69,764.21	-	3,208.02	0	12.5	0	16	0	16
Doetsch Family III Old Ross House	-	3,004.98	-	2,186.32	0	1	0	0	0	0
Doetsch Family III Seminary Suites	-	9,151.37	-	4,575.68	0	0	0	2	0	2
Empire Resorts Real Estate I, LLC	-	133,159.27	-	78,972.02	0	55	0	0	10	0
Empire Resorts Real Estate II, LLC	-	483,140.64	-	29,614.51	0	63	0	0	0	0
EPT Concord II, LLC / EPR Concord II	-	269,420.20	-	249,014.95	0	520	0	1	0	1
Fay Hospitality Catskills	pending	-	1,680.00	-	269	0	269	247	5	-22
Four Goats, LLC	-	31,189.80	-	18,390.19	0	15	0	15	0	15
Homesteadt/ North Branch Cider Mill	480.00	10,498.59	-	9,096.32	0	8	0	4	4	4
Hudsut, LLC & HVFG, LLC	-	-	-	-	0	10	0	0	0	0
International Contractors Corp / Jam Two LLC	-	15,979.02	-	6,078.00	4	2	4	5	0	1
Lodge at Neversink	-	60,969.39	-	42,977.02	0	43	0	34	0	34
M E P Wholesalers Corp. & Gibbers Estates LLC	-	1,096.67	-	1,096.67	0	5	0	6	0	6
Maude Crawford Realty LLC/ Bridgeville Ski Co. Inc.	198,576.86	36,458.76	-	25,376.68	4	2	4	22	68	18
Metallized Carbon Corporation	-	39,995.92	-	9,868.60	0	10	0	11	0	11
Mogenavland - Town of Bethel	-	187,891.53	-	63,728.66	9	0	9	7	0	-2
Mogenavland - Town of Tusten	-	102,112.06	-	26,209.72	9	0	9	76	0	67
Monticello Industrial Park LLC	-	20,046.43	-	17,493.20	0	0	0	0	0	0
Montreign Operating Company LLC	-	6,153,770.96	-	1,069,412.88	0	1050	0	1137	0	1137
Mountain Kosher Grocery	-	74,668.76	-	33,127.89	13	7	13	20	8	7
Nonni's	-	115,130.76	-	66,369.50	0	14	0 pending	0	0 pending	0
NY Bethel I LLC	-	-	-	30,800.00	0	0	0	0	0	0
NY Delaware I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Delaware II, LLC	-	-	-	13,800.00	0	0	0	0	0	0
NY Delaware III, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Delaware IV, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Delaware V, LLC	-	-	-	11,080.00	0	0	0	0	0	0
NY Delaware VI, LLC	-	-	-	21,210.00	0	0	0	0	0	0
NY Fallsburg (Frank Brown Road), LLC	-	-	-	-	0	0	0	0	0	0
NY Forestburgh I, LLC	pending	-	11,084.20	-	0	0	0	0	0	0
NY Liberty I, LLC	-	-	-	20,000.00	0	0	0	0	0	0

**County of Sullivan Industrial Development Agency  
Schedule of Other Information  
December 31, 2025**

Project Name	2025 Tax Exemptions			2025 Payments in Lieu of Taxes (PILOTs)	Full-Time Equivalent Jobs (FTEs) Created and Retained					
	Sales Tax	Total Real Property Tax	Mortgage Recording Tax		# of FTEs before IDA status	Original estimate of jobs to be created	Original estimate of jobs to be retained	# of FTE Jobs During 2025	# of FTE construction jobs during 2025	Net Employment Change
NY Liberty II LLC	-	-	-	-	0	0	0	0	0	0
NY Mamakating I LLC	-	-	-	24,487.50	0	0	0	0	0	0
NY Thompson I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Thompson II, LLC	-	-	-	7,636.00	0	0	0	0	0	0
NY Thompson III, LLC	3,731.18	-	-	-	0	0	0	2	18	2
NY Tusten I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
Peck's Market of Jeffersonville	-	16,016.73	-	15,542.79	8	8	8	0	0	-8
Psychedelic Solar LLC	-	-	-	18,900.00	0	1	0	0	0	0
Regency Manor Senior Housing LLC	-	145,674.06	-	11,965.35	0	3	0	0	0	0
RGG Realty LLC/ Columbia Ice	-	44,583.56	-	15,757.88	0	5	0	10	0	10
RJ Baker Corp. / Beaverkill Studio	-	17,032.92	-	8,004.09	1	3	1	0	0	-1
Rock Meadow Partners, LLC	-	37,296.64	-	6,413.12	0	4	0	6	0	6
Rosemond Solar	-	-	-	13,144.00	0	0	0	0	0	0
SCCC Dormitory Corporation	-	-	-	-	0	9	0	1	0	1
Sullivan Glen Wild Corp.	-	41,615.94	-	17,226.83	3	7	3	12	0	9
Sunset Lake Local Development Corporation	-	358,920.17	-	358,920.17	150	0	150	0	0	-150
Theowins / Catskill Brewery	-	33,295.99	-	25,804.39	5	4	5	14	0	9
Veria Lifestyle Inc. (Infrastructure)	-	327,735.45	-	270,274.69	0	0	0	0	0	0
Veria Wellness Center	-	1,582,237.49	-	511,039.19	0	200	0	50	0	50
Veteran NY 55 Sturgis, LLC	-	48,203.49	-	40,972.96	0	12	0	14	0	14
West Delaware Hydro Associates, L.P.	-	170,543.73	-	175,000.00	0	2	0	0	0	0
Yasgur Road Productions, LLC	-	9,128.73	-	3,085.65	0	7	0	2	3	2

**202,788.04      14,834,497.02      12,764.20      3,939,842.57**

**County of Sullivan Industrial Development Agency**  
**Schedule of Other Information**  
**December 31, 2024**

Project Name	2024 Tax Exemptions			2024 Payments in Lieu of Taxes (PILOTS)	Full-Time Equivalent Jobs (FTEs) Created and Retained					
	Sales Tax	Total Real Property Tax	Mortgage Recording Tax		# of FTEs before IDA status	Original estimate of jobs to be created	Original estimate of jobs to be retained	# of FTE Jobs During 2024	# of FTE construction jobs during 2024	Net Employment Change
234 Main Street LLC	-	49,175.16	-	23,538.77	0	10	0	2	0	2
457 Equities Monticello Corp.	-	58,555.94	-	27,717.46	4	20	4	30	5	26
Adelaar Developer, LLC	-	2,974,814.90	-	202,369.59	0	350	0	270	11	270
Amytra Development, LLC	-	604,294.39	-	42,589.02	0	24	0	39	0	39
Be Neet, LLC / Jeff Sanitation, Inc.	-	21,813.64	-	9,085.18	10	3	10	13	9	3
Bethel Woods Performing Arts Center LLC	-	-	-	69,676.52	0	15	0	138	35	138
Catskill Hospitality Holding, LLC	-	148,786.68	-	16,189.57	0	12	0	14	0	14
Center for Discovery, Inc. (Hurleyville PAC)	-	-	-	25,000.00	0	0	0	5	0	5
Center One Holdings LLC	-	48,232.37	-	26,407.91	0	15	0	0	0	0
Deb El Food Products LLC	-	50,684.14	-	42,478.32	10	10	10	106	50	96
Dimifi-Fallsburg, LLC	-	28,092.95	-	15,547.62	68	4	68	327	0	259
Doetsch Family I & II Seminary Hill Ciders	-	69,225.35	-	3,692.55	0	12.5	0	15	0	15
Doetsch Family III Old Ross House	-	2,981.77	-	2,516.54	0	1	0	0	0	0
Doetsch Family III Seminary Suites	-	9,080.69	-	5,266.79	0	0	0	2	0	2
Empire Resorts Real Estate I, LLC	-	111,272.69	-	86,344.36	0	55	0	0	10	0
Empire Resorts Real Estate II, LLC	-	475,419.22	-	26,982.61	0	63	0	0	0	0
EPT Concord II, LLC / EPR Concord II	-	265,114.40	-	205,330.93	0	520	0	1	0	1
Fay Hospitality Catskills	30,832.55	-	71,521.51	-	269	0	269	234	10	-35
Forestburgh Property, LLC	-	45,271.84	-	48,010.78	0	12	0	0	0	0
Four Goats, LLC	-	30,936.62	-	19,760.97	0	15	0	15	1	15
Homstedt/ North Branch Cider Mill	535.00	-	5,000.00	-	0	8	0	3	3	3
Hudsut, LLC & HVFG, LLC	-	-	-	-	0	10	0	0	0	0
International Contractors Corp / Jam Two LLC	-	17,283.95	-	6,983.05	4	2	4	6	0	2
Lodge at Neversink	-	59,257.75	-	46,991.81	0	43	0	30	0	30
Loughlin & Billig, PC	-	12,632.63	-	9,623.09	30	15	30	6	0	-24
M E P Wholesalers Corp. & Gibbers Estates LLC	25,864.88	-	24,000.00	-	0	5	0	4	20	4
Maude Crawford Realty LLC/ Bridgeville Ski Co. Inc.	377,721.80	-	1,800.00	-	4	2	4	19	43	15
Metallized Carbon Corporation	-	35,877.07	-	8,947.37	0	10	0	11	0	11
MHC 83 (HW PORTFOLIO) LLC	-	135,798.25	-	71,884.14	0	3	0	pending	pending	pending
Millennium Pipeline Company LLC	-	1,464,439.00	-	719,160.09	0	17	0	0	0	0
Mogenavland - Town of Bethel	-	191,094.88	-	62,581.07	9	0	9	7	0	-2
Mogenavland - Town of Tusten	-	99,957.10	-	27,487.11	9	0	9	76	0	67
Monticello Industrial Park LLC	-	19,159.97	-	18,577.39	0	0	0	0	0	0
Montreign Operating Company LLC	-	6,055,423.23	-	1,169,246.49	0	1050	0	1431	30	1431
Mountain Kosher Grocery	635.20	42,487.24	-	33,612.82	3	3	13	18	18	15
Nonni's	-	138,096.27	-	85,619.69	0	14	0	55	0	55
NY Bethel I LLC	-	-	-	32,663.40	0	0	0	0	0	0
NY Delaware I, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Delaware II, LLC	-	-	-	13,800.00	0	0	0	0	0	0
NY Delaware III, LLC	-	-	-	21,210.00	0	0	0	0	0	0
NY Delaware IV, LLC	-	-	-	21,210.00	0	0	0	0	0	0
NY Delaware V, LLC	-	-	-	16,000.00	0	0	0	0	0	0
NY Delaware VI, LLC	-	-	-	20,000.00	0	0	0	0	0	0
NY Fallsburg (Frank Brown Road), LLC	-	-	-	-	0	0	0	0	0	0
NY Forestburgh I, LLC	15,939.00	-	-	-	0	0	0	0	0	0
NY Liberty I, LLC	-	-	-	21,210.00	0	0	0	0	0	0
NY Liberty II LLC	-	-	-	-	0	0	0	0	1	0

**County of Sullivan Industrial Development Agency**  
**Schedule of Other Information**  
**December 31, 2024**

Project Name	2024 Tax Exemptions			2024 Payments in Lieu of Taxes (PILOTS)	Full-Time Equivalent Jobs (FTEs) Created and Retained					
	Sales Tax	Total Real Property Tax	Mortgage Recording Tax		# of FTEs before IDA status	Original estimate of jobs to be created	Original estimate of jobs to be retained	# of FTE Jobs During 2024	# of FTE construction jobs during 2024	Net Employment Change
NY Mamakating I LLC	4,492.00	-	-	-	0	0	0	1	13	1
NY Thompson I, LLC	-	-	-	21,210.00	0	0	0	0	0	0
NY Thompson II, LLC	-	-	-	10,500.00	0	0	0	0	0	0
NY Thompson III, LLC	13,555.83	-	-	-	0	0	0	4	105	4
NY Tusten I, LLC	-	-	-	21,210.00	0	0	0	0	0	0
Peck's Market of Jeffersonville	-	27,704.49	-	20,125.01	8	8	8	0	0	-8
Psychedelic Solar LLC	-	-	-	20,043.45	0	1	0	0	0	0
Regency Manor Senior Housing LLC	-	139,232.34	-	12,372.55	0	3	0	0	0	0
RGG Realty LLC/ Columbia Ice	-	42,612.07	-	16,556.16	0	5	0	7	0	7
RJ Baker Corp. / Beaverkill Studio	-	16,785.72	-	8,344.94	1	3	1	3	0	2
Rock Meadow Partners, LLC	-	36,509.53	-	6,548.90	0	4	0	5	0	5
Rosemond Solar	-	-	-	16,000.00	0	0	0	0	0	0
SCCC Dormitory Corporation	-	-	-	-	0	9	0	1	0	1
SPT Ivey 61 Emerald NY MOB, LLC	-	563,641.56	-	204,582.15	0	200	0	188	0	188
Sullivan Glen Wild Corp. (f/k/a BRR Brothers III & Sull. Co. Fab.)	-	40,881.93	-	20,859.72	3	7	3	14	0	11
Sunset Lake Local Development Corporation	-	353,711.11	-	357,000.00	150	0	150	138	0	-12
SVG 26 LLC	-	70,252.77	-	-	0	5	0	4	0	4
Theowins / Catskill Brewery	-	31,618.07	-	23,713.56	5	4	5	14	0	9
Veria Lifestyle Inc. (Infrastructure)	-	322,497.68	-	107,031.03	0	0	0	0	0	0
Veria Wellness Center	-	1,556,950.64	-	315,585.60	0	200	0	100	0	100
Veteran NY 55 Sturgis, LLC	-	46,071.93	-	38,009.34	0	12	0	14	0	14
West Delaware Hydro Associates, L.P.	-	165,755.93	-	175,000.00	0	2	0	0	0	0
Yasgur Road Productions, LLC	-	9,660.28	3,500.00	7,140.61	0	7	0	3	2	3
	<b>469,576.26</b>	<b>16,689,146.14</b>	<b>105,821.51</b>	<b>4,727,146.03</b>						

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON  
AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the County of Sullivan Industrial Development Agency, a component unit of the County of Sullivan, New York, as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the County of Sullivan Industrial Development Agency's financial statements and have issued our report thereon dated March 26, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the County of Sullivan Industrial Development Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the County of Sullivan Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the County of Sullivan Industrial Development Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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

As part of obtaining reasonable assurance about whether the County of Sullivan Industrial Development Agency, New York's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Cooper Arias, LLP*

Mongaup Valley, New York  
March 26, 2026

March 26, 2026

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

In planning and performing our audit of the financial statements of the County of Sullivan Industrial Development Agency as of and for the years ended December 31, 2025 and 2024, in accordance with auditing standards generally accepted in the United States of America, we considered the County of Sullivan Industrial Development Agency's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements in accordance with *Government Auditing Standards*, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. This letter does not affect our report dated March 26, 2026 on the financial statements of the County of Sullivan Industrial Development Agency.

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

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

*Cooper Arias, LLP*

Cooper Arias, LLP

March 26, 2026

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

We have audited the financial statements of the County of Sullivan Industrial Development Agency, a component unit of Sullivan County, New York, for the years ended December 31, 2025 and 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letters to you dated July 15, 2025 and November 16, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the County of Sullivan Industrial Development Agency are described in Note 1 to the financial statements. The Agency has implemented the following new standards issued by the Governmental Accounting Standards Board (GASB) for the year ended December 31, 2025:

*GASB 102 – Certain Risk Disclosures*

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

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

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

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

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

Note 3 – Disclosure of outstanding notes receivable

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

Note 6 – Disclosure of outstanding capital leases receivable

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

Note 9 – Disclosure of outstanding long term debt

Note 10 – Disclosure of mortgage note receivable

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

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

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

#### *Corrected and Uncorrected Misstatements*

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

March 26, 2026

### *Disagreements with Management*

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

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated March 26, 2026.

### *Management Consultations with Other Independent Accountants*

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

### *Other Audit Findings or Issues*

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

### Other Matters

We applied certain limited procedures to the management's discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the

Page 4

March 26, 2026

basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

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

Restrictions on Use

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

Very truly yours,

*Cooper Arias, LLP*

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Cooper Arias, LLP

**County of Sullivan Industrial Development Agency**  
**Material Audit Adjustments**  
**12/31/25**

AJE #	Account	Debit	Credit	Comment
1	8000 - Depreciation	9,096.00		
	1210 - Accumulated Depreciation	128,852.64		
	Equipment - Grant Funded		157,522.79	
	1202 - Equipment In-House		4,148.38	
	7016 - Gain/Loss on Sale of Equipment	23,722.53		
2	8001 - Interest Expense	14,000.00		
	4013.10 - Catskill Brewery Van 3		14,000.00	
3	4013.4b - Sull County Farms	3,400.00		
	4013.5 - Locust Grove Farm Lease	3,848.00		
	4013.7 - SCRFH Van	9,402.00		
	4013.8 - Sull County Farms Smoker	4,000.00		
	7016 - Gain/Loss on Sale of Equipment		20,650.00	
4	1100 - Accounts Receivable	7,109.09		
	4000 - Project Fees		7,109.09	
5	2400.C - PILOTs Due	66,666.66		
	1114 - Accounts Receivable-PILOTs		66,666.66	
6	6000 - Gross Wages	8,185.38		
	6000 - Soc Sec & Medicare	626.18		
	2005 - Accrued Payroll		8,811.56	
7	6004 - PRO Fees Billable to Project	22,103.90		
	4009 - Reimbursed Professional Fees		22,103.90	
8	7016 - Gain/Loss on Sale of Equipment	14,000.00		
	2950 - Note Payable RMAP		14,000.00	
9	1502 - Mortgage Note Receivable	168,000.00		
	4002 - Agency Fees		168,000.00	

**483,012.38**      **483,012.38**

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Governance Information (Authority-Related)**

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

During 2025, the Agency collected Payments in Lieu of Taxes (PILOTs) from its projects and distributed 100% of payments, or \$3,879,236.67, to the local taxing jurisdictions.

During 2025 the Agency continued to engage the services of the Partnership for Economic Development in Sullivan County, Inc., and to provide funding for the regional economic development advocacy group Hudson Valley Pattern for Progress through its membership contribution. The Agency also continued its engagement of Hudson Valley AgriBusiness Development Corporation, which provides technical assistance to Sullivan County's agricultural businesses and supports large-scale initiatives to strengthen the County's overall farm and food economy.

The Agency continues its efforts to foster the development of the Catskills Food Hub in Liberty. During 2024 the Agency procured various items of kitchen equipment to be leased to Sullivan Catskills Regional Food Hub, Inc. (SCRFH) doing business as A Single Bite, and in January 2025 this lease became effective. The kitchen equipment was funded by a 2023 Rural Business Development Grant awarded to the Agency from the United States Department of Agriculture- Rural Development to assist in the equipping of a commercial kitchen at the Catskills Food Hub.

In 2025 the Agency was involved in the following projects:

- The administration of two loans through the Agency's Rural Micro-entrepreneur Assistance Program
- The administration of two loans through the Agency's Revolving Loan Fund Program
- The administration of two loans and twenty-one leases through the Agency's AgriBusiness Revolving Loan and Lease Fund Program. During 2025 one new lease took effect, as described above; four existing leases were consolidated into a single lease; and four leases reached the end of their terms and were satisfied.
- The administration of one building lease agreement relating to the Catskills Food Hub
- The administration of 64 projects with Agency agreements, including 57 projects that made PILOT payments to the Agency and seven projects that held valid sales tax exemption letters.

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



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

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

Agency management periodically reviews the system of internal control to determine its effectiveness and make any necessary improvements. Management has assessed the effectiveness of the Agency's internal control over financial reporting and has concluded that based on its assessment, the Agency's internal control over financial reporting was effective as of December 31, 2025.

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Governance Information (Board-Related)**

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		<a href="https://www.sullivanida.com/who-we-are/">https://www.sullivanida.com/who-we-are/</a>
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		<a href="https://www.sullivanida.com/2025-notices-agendas-minutes-and-resolutions/">https://www.sullivanida.com/2025-notices-agendas-minutes-and-resolutions/</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="https://www.sullivanida.com/by-laws-policies/">https://www.sullivanida.com/by-laws-policies/</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://www.sullivanida.com/by-laws-policies/">https://www.sullivanida.com/by-laws-policies/</a>
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	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	<a href="https://www.sullivanida.com/by-laws-policies/">https://www.sullivanida.com/by-laws-policies/</a>

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Board of Directors Listing**

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

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

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Fiscal Year Ending: 12/31/2025

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 Status: UNSUBMITTED  
 Certified Date: N/A

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

<b>Name</b>	Perrello, Joseph	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	8/15/2024	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	No
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	Yes
<b>Designee Name</b>		<b>Ex-Officio</b>	

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 Status: UNSUBMITTED  
 Certified Date: N/A

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

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

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Fiscal Year Ending: 12/31/2025

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 Status: UNSUBMITTED  
 Certified Date: N/A

<b>Name</b>	Steingart, Ira M	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/25/2024	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

<b>Name</b>	Sykes, Edward T	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	7/24/2025	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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

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**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Flad, Jennifer	Executive Director	Executive		none	None	FT	Yes	\$143,900.00	\$122,966.00	\$0.00	\$0.00	\$0.00	\$17,768.75	\$140,734.75	No	
Garaicoechea, Julio	Project Manager	Professional		none		FT	No	\$87,500.00	\$91,266.31	\$0.00	\$0.00	\$0.00	\$4,233.36	\$95,499.67	No	
Padu, Bethanii	Economic Development Coordinator	Professional		none		FT	No	\$71,800.00	\$64,398.12	\$0.00	\$0.00	\$0.00	\$5,924.36	\$70,322.48	No	
Steingart, Ira M	Chief Executive Officer	Executive		none		FT	No	\$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
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**Board Members**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Brooks, Sean	Board of Directors												X	
Guenther, Paul B	Board of Directors												X	
Lara, Kathleen M	Board of Directors												X	
Perrello, Joseph	Board of Directors												X	
Siegel, Howard	Board of Directors												X	
Smith, Scott	Board of Directors												X	
Steingart, Ira M	Board of Directors												X	
Sykes, Edward T	Board of Directors												X	
Vallone, Philip	Board of Directors												X	

**Staff**

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

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**Subsidiary/Component Unit Verification**

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

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

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

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

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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 Certified Date: N/A

**Summary Financial Information**

**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$8,755,496.00
	Investments		\$0.00
	Receivables, net		\$249,194.00
	Other assets		\$22,207.00
	<b>Total current assets</b>		<b>\$9,026,897.00</b>
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$939,507.00
	Other assets		\$0.00
	<b>Capital Assets</b>		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$3,388,519.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$1,000,275.00
		<b>Net Capital Assets</b>	<b>\$2,388,244.00</b>
	<b>Total noncurrent assets</b>		<b>\$3,327,751.00</b>
	<b>Total assets</b>		<b>\$12,354,648.00</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$6,905.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$797,283.00
	Deferred revenues		\$4,500.00
	Bonds and notes payable		\$25,276.00
	Other long-term obligations due within one year		\$0.00
	<b>Total current liabilities</b>		<b>\$833,964.00</b>
<b>Noncurrent Liabilities</b>			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$142,352.00
	Long term leases		\$0.00
	Other long-term obligations		\$561,789.00
	Total noncurrent liabilities		\$704,141.00
<b>Total liabilities</b>			\$1,538,105.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$2,388,244.00
	Restricted		\$1,253,686.00
	Unrestricted		\$7,174,613.00
	Total net assets		\$10,816,543.00

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

			Amount
<b>Operating Revenues</b>			
	Charges for services		\$721,877.00
	Rental and financing income		\$150,767.00
	Other operating revenues		\$26,166.00
	Total operating revenue		\$898,810.00
<b>Operating Expenses</b>			
	Salaries and wages		\$333,939.00
	Other employee benefits		\$60,422.00
	Professional services contracts		\$254,758.00
	Supplies and materials		\$15,862.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$1,091.00
	Total operating expenses		\$666,072.00
<b>Operating income (loss)</b>			\$232,738.00
<b>Nonoperating Revenues</b>			
	Investment earnings		\$4,324.00
	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		\$4,324.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$3,585.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$188,870.00
	Total nonoperating expenses		\$192,455.00
	Income (loss) before contributions		\$44,607.00
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			\$44,607.00
<b>Net assets (deficit) beginning of year</b>			\$10,771,936.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$10,816,543.00

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**Current Debt**

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

**New Debt Issuances**

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**Schedule of Authority Debt**

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation		0.00	193,561.00	0.00	25,933.00	167,628.00
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>			0.00	193,561.00	0.00	25,933.00	167,628.00

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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**

1. <b>Property Description</b>	Dodge Ram Promaster Van
<b>Estimated Fair Market Value</b>	\$11,000.00
<b>How was Fair Market Value Determined?</b>	Other
<b>Transaction Date</b>	11/5/2005
<b>Sale Price</b>	\$9,401.60
<b>Purchaser Organization</b>	Flowering Sun Farm and Center LLC
<b>Last Name</b>	
<b>First Name</b>	
<b>Purchaser Address</b>	
<b>Address Line1</b>	315 Brown Road
<b>Address Line2</b>	
<b>City</b>	ELLENVILLE
<b>State</b>	NY
<b>Postal Code</b>	12428
<b>Plus4</b>	
<b>Province/Region</b>	
<b>Country</b>	United States

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<b>2. Property Description</b>	Dodge Ram ProMaster Van
<b>Estimated Fair Market Value</b>	\$16,000.00
<b>How was Fair Market Value Determined?</b>	Other
<b>Transaction Date</b>	5/7/2025
<b>Sale Price</b>	\$15,000.00
<b>Purchaser Organization</b>	Roadies Rolling Bars LLC
<b>Last Name</b>	
<b>First Name</b>	
<b>Purchaser Address</b>	
<b>Address Line1</b>	575
<b>Address Line2</b>	
<b>City</b>	WOODBOURNE
<b>State</b>	NY
<b>Postal Code</b>	12788
<b>Plus4</b>	
<b>Province/Region</b>	
<b>Country</b>	United States

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**Property Documents**

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

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



## **ANNUAL REAL PROPERTY REPORT FOR CALENDAR YEAR 2025**

As required by the Public Authorities Accountability Act of 2005, the County of Sullivan Industrial Development Agency originally established its Disposition of Real Property Guidelines in 2006. The Agency conducted its annual review of its Disposition of Real Property Guidelines on March 31, 2026.

### **List of all Real Property owned by the Agency as of December 31, 2025:**

The Agency holds title to various parcels of land which are leased back to the beneficial owners and project occupants, entitling the land to be exempt from taxation through the Agency's straight lease program in accordance with Section 874 of the New York State General Municipal Law. The Agency also holds title to two parcels of land (Town and Village of Liberty SBL# 120.-1-1.12 & 120.-1-1.13) leased to and occupied by Sullivan Catskills Regional Food Hub, Inc., a not-for-profit corporation established to benefit producers and purchasers of local and regional farm and food products. A full listing of all property to which the Agency holds title or a leasehold interest can be found in the Agency's 2025 Annual Report.

### **Real Property and Personal Property Disposed of by the County of Sullivan Industrial Development Agency in calendar year 2025 (value greater than or equal to \$5,000):**

- 2018 Dodge Ram Promaster Van: sold to Flowering Sun Farm and Center LLC for \$9,401.60. The Agency purchased this van using grant funds awarded by USDA- Rural Development, and for several years has leased the van to a local business in accordance with the terms of the grant. The van was sold at the end of the lease term and the above buyout payment was collected in accordance with the terms of the lease.
- 2018 Dodge Ram Promaster Van: sold to Roadies Rolling Bars LLC for \$15,000. The Agency purchased this van using grant funds awarded by USDA-Rural Development, and for several years leased the vehicle to a local business in accordance with the terms of the grant. The lease was terminated early during 2024, and in 2025 the Agency sold the vehicle.

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**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012102A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	234 Main Street LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$11,269.05	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,774.90	
Original Project Code		School Property Tax Exemption	\$26,251.10	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,717,210.25	Total Exemptions	\$50,295.05	
Benefited Project Amount	\$2,587,725.00	Total Exemptions Net of RPTL Section 485-b	\$34,633.98	
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	\$4,515.52	\$4,515.52
Not For Profit	No	Local PILOT	\$5,118.91	\$5,118.91
Date Project approved	8/16/2021	School District PILOT	\$10,518.84	\$10,518.84
Did IDA took Title to Property	Yes	Total PILOT	\$20,153.27	\$20,153.27
Date IDA Took Title to Property	12/1/2021	Net Exemptions	\$30,141.78	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes	Mixed-use retail and residential building in the hamlet of Hurleyville, Town of Fallsburg. First PILOT payment due 2/1/23.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	234 Main Street	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	HURLEYVILLE	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12747	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
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	Project Status		
Address Line1	390 Park Avenue			
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10022	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011606B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	457 Equities Monticello Corp.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$10,516.25		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$29,654.40		
<b>Original Project Code</b>	48011606A	<b>School Property Tax Exemption</b>	\$21,094.44		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$960,000.00	<b>Total Exemptions</b>	\$61,265.09		
<b>Benefited Project Amount</b>	\$735,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$61,265.09		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,250.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$4,564.16	\$4,564.16
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$12,870.31	\$12,870.31
<b>Date Project approved</b>	6/10/2019		<b>School District PILOT</b>	\$9,155.20	\$9,155.20
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$26,589.67	\$26,589.67
<b>Date IDA Took Title to Property</b>	6/10/2019		<b>Net Exemptions</b>	\$34,675.42	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>			
<b>Notes</b>	Formerly 457 Equities, LLC 48010504A, the Agency consented to a transfer to 457 Equities Monticello Corp. on 2/8/16/ The project consists of conversion of three existing one and two story buildings into one single two story building for multi-tenant commercial office use on Broadway in Monticello.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	4.00		
<b>Address Line1</b>	457 Broadway	<b>Original Estimate of Jobs to be Created</b>	20.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	4.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	25,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	35.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	2.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	31.00		
<b>Applicant Name</b>	457 Equities Monticello Corp.- Donna Gorelick				
<b>Address Line1</b>	1150 Portion Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	HOLTSVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	11742	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011702B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Adelaar Developer, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$882,798.74	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$369,533.33	
<b>Original Project Code</b>	48011702A	<b>School Property Tax Exemption</b>	\$1,770,797.59	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$168,679,011.00	<b>Total Exemptions</b>	\$3,023,129.66	
<b>Benefited Project Amount</b>	\$168,679,011.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$2,132,131.05	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$50,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$54,049.23
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$22,624.63
<b>Date Project approved</b>	10/16/2023		<b>School District PILOT</b>	\$108,416.83
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$185,090.69
<b>Date IDA Took Title to Property</b>	8/1/2017		<b>Net Exemptions</b>	\$2,838,038.97
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>		
<b>Notes</b>	Development of an indoor water park resort hotel complex on approximately 50 acres including a 400 unit hotel, 20,000 sq ft conference center, 85,000 sq ft indoor water park, 60,000 sq ft lobby, outdoor pools and an outdoor pavilion state for concerts and events. This project was originally approved in 2017. See OSC #48011702A. In October 2023 IDA authorized a two-year extension of the PILOT benefit period and a two-year extension of the term of the Lease, Leaseback, and PILOT Agreement. All 2023 information is reported under the original OSC # 48011702A. Beginning in 2024 all information will be reported under this new OSC # 48011702B. 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 reporting year for 48011702A, there were 268 FTEs at the facility.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	268.00	
<b>Address Line1</b>	555 Resorts World Drive	<b>Original Estimate of Jobs to be Created</b>	82.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	268.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	50,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	273.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	5.00	
<b>Applicant Name</b>	Adelaar Developer, LLC			
<b>Address Line1</b>	909 Walnut Street, Suite 200	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	KANSAS CITY	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	MO	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	64106	<b>IDA Does Not Hold Title to the Property</b>		

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011803C				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Amytra Development, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$212,493.00		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$123,011.90		
<b>Original Project Code</b>	48011803B	<b>School Property Tax Exemption</b>	\$412,432.36		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$30,000,000.00	<b>Total Exemptions</b>	\$747,937.26		
<b>Benefited Project Amount</b>	\$294,250,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$498,478.19		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$8,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$10,707.60	\$10,707.60
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$6,198.62	\$6,198.62
<b>Date Project approved</b>	2/3/2020		<b>School District PILOT</b>	\$20,782.63	\$20,782.63
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$37,688.85	\$37,688.85
<b>Date IDA Took Title to Property</b>	11/18/2019		<b>Net Exemptions</b>	\$710,248.41	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>	Reconstruction, renovation, rehabilitation, installation, and equipping of a former restaurant and motel facility to include an event space, restaurant, office space, and hotel accommodation in the Town of Highland with \$30,000,000 in private funds to be invested. IDA approved the project in April 2018 and closed on the lease/leaseback transaction in July 2018. The original OSC number was 48011803A. In 2019 the IDA approved an increase in benefits and a new OSC number, 48011803B, was assigned. In February 2020 the IDA and the project amended the terms of the PILOT Agreement and a new OSC number, 48011803C, was assigned. All 2020 and later information is reported under this new number, 48011803C.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	1040 Route 55	<b>Original Estimate of Jobs to be Created</b>	24.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	ELDRED	<b>Annualized Salary Range of Jobs to be Created</b>	26,000.00	<b>To: 150,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12732	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	43.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	43.00		
<b>Applicant Name</b>	Amytra Development, LLC				
<b>Address Line1</b>	125 Paterson Plank Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	CARLSTADT	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NJ	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	07072	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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<b>Country</b>	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011701A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Be Neet, LLC. / Jeff Sanitation, Inc.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$6,555.04	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$4,599.28	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$10,829.13	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$880,600.00	<b>Total Exemptions</b>		\$21,983.45	
<b>Benefited Project Amount</b>	\$97,788.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$19,703.56	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,250.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$2,383.36	\$2,383.36
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$1,672.26	\$1,672.26
<b>Date Project approved</b>	1/9/2017	<b>School District PILOT</b>		\$3,937.38	\$3,937.38
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$7,993.00	\$7,993.00
<b>Date IDA Took Title to Property</b>	2/1/2017	<b>Net Exemptions</b>		\$13,990.45	
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>			
<b>Notes</b>	Construction and equipping of a transfer station to provide waste management services. During 2021 the IDA discovered that, due to a billing error, the project had made an overpayment in the amount of \$738.93 in 2018. The 2018 overpayment was applied toward the 2021 PILOT amount due to the County.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		10.00	
<b>Address Line1</b>	5239 State Route 52	<b>Original Estimate of Jobs to be Created</b>		3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		27,000.00	
<b>City</b>	JEFFERSONVILLE	<b>Annualized Salary Range of Jobs to be Created</b>		25,000.00	To: 35,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		10.00	
<b>Zip - Plus4</b>	12748	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		30,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		15.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		5.00	
<b>Applicant Name</b>	Be Neet, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	PO Box 57				
<b>Address Line2</b>					
<b>City</b>	JEFFERSONVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12748	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010602A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Bethel Woods Performing Arts Center LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$76,000,000.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$0.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$14,346.82	\$14,346.82
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$13,025.22	\$13,025.22
<b>Date Project approved</b>	10/13/2005	<b>School District PILOT</b>	\$42,304.49	\$42,304.49
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$69,676.53	\$69,676.53
<b>Date IDA Took Title to Property</b>	2/21/2006	<b>Net Exemptions</b>	-\$69,676.53	
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>		
<b>Notes</b>	Construction of a performing arts center located on site of the 1969 Woodstock Festival. Facility is tax exempt, but wanted to pay taxes on some of its parcels. It makes these payments through the IDA.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	One Cablevision Center	<b>Original Estimate of Jobs to be Created</b>	15.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	51,500.00	
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	51,500.00	To: 51,500.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	110.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	110.00	
<b>Applicant Name</b>	Bethel Woods Performing Arts Center LLC			
<b>Address Line1</b>	One Cablevision Center	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	LIBERTY	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12754	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011805C			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Catskill Hospitality Holding, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$44,153.57	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$18,482.37	
<b>Original Project Code</b>	48011805B	<b>School Property Tax Exemption</b>	\$88,567.23	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$9,592,000.00	<b>Total Exemptions</b>	\$151,203.17	
<b>Benefited Project Amount</b>	\$8,692,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$99,241.79	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$7,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$4,323.94
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$1,809.97
<b>Date Project approved</b>	2/8/2021		<b>School District PILOT</b>	\$8,673.35
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$14,807.26
<b>Date IDA Took Title to Property</b>	8/1/2018		<b>Net Exemptions</b>	\$136,395.91
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>		
<b>Notes</b>	Project involves the construction of a hotel under the Hampton Inn franchise. This project was approved in 2016, and closed in 2018. In 2020 the IDA modified the terms of the PILOT Agreement and a new OSC number (48011805B) was assigned. In 2021 the IDA again modified the terms of the PILOT Agreement and a new OSC number (48011805C) was assigned. 2021 was the last reporting year for 48011805B. All exemption, PILOT, and employment information for 2021 and future years is reported under OSC number 48011805C.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	29 Golden Ridge Road	<b>Original Estimate of Jobs to be Created</b>	12.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	14.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	14.00	
<b>Applicant Name</b>	Catskill Hospitality Holding LLC			
<b>Address Line1</b>	16 Raceway Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010705A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Centre One Development LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$9,679.66		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$16,480.79		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$22,548.64		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,175,000.00	<b>Total Exemptions</b>	\$48,709.09		
<b>Benefited Project Amount</b>	\$881,250.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$46,105.06		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,250.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$4,355.72	\$4,355.72
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$7,416.14	\$7,416.14
<b>Date Project approved</b>	2/23/2007		<b>School District PILOT</b>	\$10,146.60	\$10,146.60
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$21,918.46	\$21,918.46
<b>Date IDA Took Title to Property</b>	10/22/2007		<b>Net Exemptions</b>	\$26,790.63	
<b>Year Financial Assistance is Planned to End</b>	2018	<b>Project Employment Information</b>			
<b>Notes</b>	Renovate and expand an existing vacant building and make a new shopping center catering to an ethnic minority group. Sold to Center One Holdings on 12/2013, PILOT remains the same. Planned end year is 2026.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	13 Green Avenue	<b>Original Estimate of Jobs to be Created</b>	15.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	22,000.00		
<b>City</b>	WOODRIDGE	<b>Annualized Salary Range of Jobs to be Created</b>	22,000.00	<b>To: 22,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12789	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Centre One Development LLC				
<b>Address Line1</b>	5513 12th Avenue	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BROOKLYN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	11219	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011502A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Deb El Food Products LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$15,040.90	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,296.01	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$30,170.40	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,000,000.00	<b>Total Exemptions</b>	\$51,507.31	
<b>Benefited Project Amount</b>	\$3,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$51,507.31	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$5,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$11,514.70	\$11,514.70
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,819.97	\$4,819.97
<b>Date Project approved</b>	4/13/2015	<b>School District PILOT</b>	\$23,097.22	\$23,097.22
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$39,431.89	\$39,431.89
<b>Date IDA Took Title to Property</b>	10/10/2015	<b>Net Exemptions</b>	\$12,075.42	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>		
<b>Notes</b>	Construction of building additions to existing egg producing facility. PILOT began in 2017.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	10.00	
<b>Address Line1</b>	63 Kutger Road	<b>Original Estimate of Jobs to be Created</b>	10.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00	
<b>City</b>	THOMPSONVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 30,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	10.00	
<b>Zip - Plus4</b>	12784	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	30,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	139.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	129.00	
<b>Applicant Name</b>	Deb El Food Products LLC	<b>Project Status</b>		
<b>Address Line1</b>	63 Kutger Road			
<b>Address Line2</b>				
<b>City</b>	THOMPSONVILLE	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12784	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010604B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Dimifini-Fallsburg LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$6,437.82	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>		\$7,298.09	
<b>Original Project Code</b>	48010604A	<b>School Property Tax Exemption</b>		\$14,996.81	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$330,000.00	<b>Total Exemptions</b>		\$28,732.72	
<b>Benefited Project Amount</b>	\$247,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$28,732.72	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,000.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$3,054.26
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$3,462.39
<b>Date Project approved</b>	1/8/2024			<b>School District PILOT</b>	\$7,114.86
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$13,631.51
<b>Date IDA Took Title to Property</b>	9/1/2006			<b>Net Exemptions</b>	\$15,101.21
<b>Year Financial Assistance is Planned to End</b>	2027				
<b>Notes</b>	Expansion of an existing building to be used as office space for transportation company. Original project 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-Fallsburg LLC to Rolling V Bus Corp. 2024 is the last reporting year for 48010604A. Starting in 2025 all project information will be reported using this new OSC number 48010604B. Note there were 68 FTEs at this facility before 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 facility, for a net gain of 259.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		327.00	
<b>Address Line1</b>	5008 Main Street	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	SOUTH FALLSBURG	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	<b>To: 0.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		68.00	
<b>Zip - Plus4</b>	12779	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		30,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		298.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		-29.00	
<b>Applicant Name</b>	Dimifini-Fallsburg, LLC				
<b>Address Line1</b>	P.O. Box 254	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ROSCOE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12776	<b>IDA Does Not Hold Title to the Property</b>			

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011802B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Doetsch Family II, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$20,802.33		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$14,595.76		
<b>Original Project Code</b>	48011802A	<b>School Property Tax Exemption</b>	\$34,366.12		
<b>Project Purpose Category</b>	Agriculture, Forestry and Fishing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$3,900,000.00	<b>Total Exemptions</b>	\$69,764.21		
<b>Benefited Project Amount</b>	\$3,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$50,759.76		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$3,550.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$956.57	\$956.57
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$671.17	\$671.17
<b>Date Project approved</b>	10/15/2018		<b>School District PILOT</b>	\$1,580.28	\$1,580.28
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$3,208.02	\$3,208.02
<b>Date IDA Took Title to Property</b>	6/1/2018		<b>Net Exemptions</b>	\$66,556.19	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of a cidery and tasting room.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	43 Wagner Lane	<b>Original Estimate of Jobs to be Created</b>	12.50		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,200.00		
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	40,200.00	<b>To: 50,200.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	16.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	16.00		
<b>Applicant Name</b>	Doetsch Family II, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	1216 Hinman Avenue				
<b>Address Line2</b>					
<b>City</b>	EVANSTON	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	60202	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012208A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Doetsch Family III Old Ross House	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$896.03	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$628.69	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$1,480.26	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$540,000.00	<b>Total Exemptions</b>	\$3,004.98	
<b>Benefited Project Amount</b>	\$530,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$3,004.98	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$750.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$651.92
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$457.41
<b>Date Project approved</b>	9/12/2022		<b>School District PILOT</b>	\$1,076.99
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$2,186.32
<b>Date IDA Took Title to Property</b>	9/14/2022		<b>Net Exemptions</b>	\$818.66
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>		
<b>Notes</b>	Renovation of an existing residential building for use as a four unit lodging facility and small spa. PILOT payments to begin in 2024.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	9291 State Route 97	<b>Original Estimate of Jobs to be Created</b>	1.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	<b>To: 50,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Doetsch Family III LLC			
<b>Address Line1</b>	1216 Hinman Ave	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	EVANSTON	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	60202	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011906B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Doetsch Family III, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$2,728.76	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$1,914.61	
<b>Original Project Code</b>	48011906A	<b>School Property Tax Exemption</b>	\$4,508.00	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$975,000.00	<b>Total Exemptions</b>	\$9,151.37	
<b>Benefited Project Amount</b>	\$725,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$9,151.37	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,364.38	\$1,364.38
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$957.30	\$957.30
<b>Date Project approved</b>	5/11/2020	<b>School District PILOT</b>	\$2,254.00	\$2,254.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$4,575.68	\$4,575.68
<b>Date IDA Took Title to Property</b>	5/1/2020	<b>Net Exemptions</b>	\$4,575.69	
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>		
<b>Notes</b>	Conversion of two structures into an 8 unit lodging enterprise with approximately \$975,00 in private funds invested. In November 2019 the IDA approved the project, and closed on a sales tax abatement transaction (48011906A). In 2020 the IDA approved a reduction in FTE goal for the project, and closed on a lease/ leaseback transaction (48011906B). 2020 information is reported under 48011906A. Starting in 2021, project information is reported under 48011906B. First PILOT payment due in 2022.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	8 Hospital Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00	
<b>Applicant Name</b>	Doetsch Family III, LLC			
<b>Address Line1</b>	1216 Hinman Ave.	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	EVANSTON	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	60202	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011301A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	EPT Concord II, LLC / EPR Concord II	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$78,674.70	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$32,932.67	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$157,812.83	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$65,000,000.00	<b>Total Exemptions</b>	\$269,420.20	
<b>Benefited Project Amount</b>	\$65,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$269,420.20	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$25,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$72,716.06
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$30,438.43
<b>Date Project approved</b>	3/19/2013		<b>School District PILOT</b>	\$145,860.46
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$249,014.95
<b>Date IDA Took Title to Property</b>	10/23/2013		<b>Net Exemptions</b>	\$20,405.25
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>		
<b>Notes</b>	Project is composed of the construction and equipping of a master planned destination resort community. The PILOT starts in 2015. 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.)			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Concord Road	<b>Original Estimate of Jobs to be Created</b>	520.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	1.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.00	
<b>Applicant Name</b>	EPT Concord II, LLC			
<b>Address Line1</b>	909 Walnut Street - 200	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	KANSAS CITY	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	MO	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	64106	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011603B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Empire Resorts Real Estate I, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$38,884.48		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$16,276.77		
<b>Original Project Code</b>	48011603A	<b>School Property Tax Exemption</b>	\$77,998.02		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$33,700,000.00	<b>Total Exemptions</b>	\$133,159.27		
<b>Benefited Project Amount</b>	\$31,838,750.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$119,423.62		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$25,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$23,061.00	\$23,061.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$9,653.17	\$9,653.17
<b>Date Project approved</b>	3/30/2022		<b>School District PILOT</b>	\$46,257.85	\$46,257.85
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$78,972.02	\$78,972.02
<b>Date IDA Took Title to Property</b>	12/22/2016		<b>Net Exemptions</b>	\$54,187.25	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>			
<b>Notes</b>	Golf course. Approved 6/20/16, #48011603A. \$500,000,000 mortgage approved 1/9/17 to facilitate this project and the Montreign Operating Company, LLC project. \$35,000,000 mortgage approved 5/18/17 to facilitate this project and the Montreign project. \$330,000,000 mortgage approved 8/26/20 relating to this project, the Empire Resorts Real Estate II, LLC project, and the Montreign project. \$505,000,000 mortgage approved 3/10/21 relating to this project, the Empire Resorts Real Estate II, LLC project, and the Montreign project. \$375,000,000 mortgage refinance approved in 2022 relating to this project, the Empire Resorts Real Estate II, LLC project, and the Montreign project. On 3/30/22 the IDA authorized an amendment to project description, increase in budget, increase in sales tax exemption, extension of project completion date, and amendment to PILOT schedule. All 2022 and future info reported under new OSC#48011603B. 2022 was last reporting year for 48011603A.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Thompsonville Road/ Resorts World Drive	<b>Original Estimate of Jobs to be Created</b>	55.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Empire Resorts Real Estate I, LLC				
<b>Address Line1</b>	888 Resorts World Drive	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011707C			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Empire Resorts Real Estate II, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$141,084.24	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$59,056.87	
<b>Original Project Code</b>	48011707B	<b>School Property Tax Exemption</b>	\$282,999.53	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$52,200,000.00	<b>Total Exemptions</b>	\$483,140.64	
<b>Benefited Project Amount</b>	\$52,175,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$366,561.83	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$50,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$8,647.88
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$3,619.94
<b>Date Project approved</b>	10/16/2023		<b>School District PILOT</b>	\$17,346.69
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$29,614.51
<b>Date IDA Took Title to Property</b>	10/23/2013		<b>Net Exemptions</b>	\$453,526.13
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>		
<b>Notes</b>	Hotel, restaurant, coffee shop, and retail adjacent to Resorts World Catskills casino (Montreign project). Approved 8/23/17, OSC# 48011707A. 8/26/20: IDA approved mortgage not to exceed \$330,000,000 relating to this project, the Empire Resorts Real Estate I, LLC (Golf) project, and the Montreign project. 3/10/21: IDA approved \$505,000,000 mortgage relating to this project, Golf, and Montreign. 2022: IDA approved \$375,000,000 mortgage relating to this project, Golf, and Montreign. 3/30/22: IDA approved amended project description, budget and sales tax exemption increase, extension of completion date, and amendment of PILOT term. 2022 info reported under OSC#48011707B. 10/16/23: IDA extended PILOT benefit period and the term of PILOT, Lease, and Leaseback. New OSC number, 48011707C for 2024 and future yrs. 2023 information is reported under 48011707B. Starting in 2024 information will be reported under 48011707C. 2023 was last reporting year for 48011707B.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	888 Resorts World Drive	<b>Original Estimate of Jobs to be Created</b>	63.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 40,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Empire Resorts Real Estate II, LLC			
<b>Address Line1</b>	c/o Resorts World Catskills	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012403a				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$52,864.40		
<b>Project Name</b>	Fay Hospitality Catskills LLC	<b>Local Sales Tax Exemption</b>	\$52,864.40		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$1,680.00		
<b>Total Project Amount</b>	\$24,994,388.00	<b>Total Exemptions</b>	\$107,408.80		
<b>Benefited Project Amount</b>	\$21,070,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$1,680.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$12,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	5/13/2024		<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	6/1/2024		<b>Net Exemptions</b>	\$107,408.80	
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	acquisition, renovation, rehabilitation, installation 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 facilities. This project was terminated in November 2025.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	250.00		
<b>Address Line1</b>	356 Villa Roma Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	250.00		
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	36,392.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	247.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	5.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-3.00		
<b>Applicant Name</b>	Fay Hospitality Catskills LLC				
<b>Address Line1</b>	c/o Fay US Investments Corp.	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	10036	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011506A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Four Goats, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$7,197.82	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$5,701.85	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$18,290.13	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,500,000.00	<b>Total Exemptions</b>	\$31,189.80	
<b>Benefited Project Amount</b>	\$24,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$31,189.81	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1,250.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$4,243.99
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$3,361.94
<b>Date Project approved</b>	10/19/2015		<b>School District PILOT</b>	\$10,784.26
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$18,390.19
<b>Date IDA Took Title to Property</b>	12/15/2015		<b>Net Exemptions</b>	\$12,799.61
<b>Year Financial Assistance is Planned to End</b>	2023	<b>Project Employment Information</b>		
<b>Notes</b>	Formerly Cannie D's Corner Corp. (48010305A), a Change in Control transferred the project to Four Goats, LLC. The Agency consented to this transfer on 10/19/15. The project is a gas station and associated convenience/retail store and office space. Project located in an Empire Zone so pays full property tax payment. Note with the transfer to Four Goats, LLC the Empire Zone status ended. Project pays a PILOT based on formula set forth in PILOT Agreement. 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 an error in the Lease Agreement. The Lease Agreement terminated in February 2025, not in 2023 as indicated above.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	4 Shumway Road	<b>Original Estimate of Jobs to be Created</b>	15.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	24,000.00	
<b>City</b>	NEVERSINK	<b>Annualized Salary Range of Jobs to be Created</b>	24,000.00	To: 24,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12765	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	15.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	15.00	
<b>Applicant Name</b>	Four Goats, LLC.			
<b>Address Line1</b>	539 Broadway	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>	Yes	

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012303A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$240.00	
<b>Project Name</b>	Homestead LLC & North Branch Cider Mill LLC	<b>Local Sales Tax Exemption</b>	\$240.00	
		<b>County Real Property Tax Exemption</b>	\$3,062.81	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$2,328.99	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$5,106.79	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,417,000.00	<b>Total Exemptions</b>	\$10,978.59	
<b>Benefited Project Amount</b>	\$1,402,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$10,498.59	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1,200.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$2,653.72
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$2,017.91
<b>Date Project approved</b>	8/14/2023		<b>School District PILOT</b>	\$4,424.69
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$9,096.32
<b>Date IDA Took Title to Property</b>	9/1/2023		<b>Net Exemptions</b>	\$1,882.27
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>		
<b>Notes</b>	Proposed renovation and redevelopment of North Branch Cider Mill for use as a tourism destination, dining establishment, retail shops, design studio, and residence.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	38 & 44 North Branch Callicoon Center Road	<b>Original Estimate of Jobs to be Created</b>	8.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	53,500.00	
<b>City</b>	NORTH BRANCH	<b>Annualized Salary Range of Jobs to be Created</b>	32,000.00	To: 70,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12766	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	3.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	4.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	3.00	
<b>Applicant Name</b>	North Branch Cider Mill LLC & Homestead LLC			
<b>Address Line1</b>	PO Box 186	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	LIVINGSTON MANOR	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12758	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011403A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	International Contractors Corp / Jam Two LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$3,440.74	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$2,768.23	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$9,770.05	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$510,000.00	<b>Total Exemptions</b>	\$15,979.02	
<b>Benefited Project Amount</b>	\$510,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$15,979.02	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$1,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,308.77
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$1,052.96
<b>Date Project approved</b>	9/30/2014		<b>School District PILOT</b>	\$3,716.27
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$6,078.00
<b>Date IDA Took Title to Property</b>	10/1/2014		<b>Net Exemptions</b>	\$9,901.02
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>		
<b>Notes</b>	Adaptive reuse of an existing building at an industrial park for relocating an existing roofing business that must relocate because of business operation and zoning reasons. Previous PILOT at site was amended and reinstated. PILOT started in 2015. In 2025 IDA authorized further improvements to and expansion of the existing facility and assigned a new OSC #48012503A. The project approved in 2025 closed on February 1, 2026. All 2025 information is reported under this OSC#48011403A. 2025 will be the last reporting year for #48011403A. Starting in 2026 all information will be reported under the new OSC# #48012503A.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	4.00	
<b>Address Line1</b>	46 Industrial Park Road	<b>Original Estimate of Jobs to be Created</b>	2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00	
<b>City</b>	WHITE LAKE	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 40,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	4.00	
<b>Zip - Plus4</b>	12786	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	35,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	5.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	1.00	
<b>Applicant Name</b>	International Contractors Corp. / Jam Two LLC			
<b>Address Line1</b>	46 Industrial Park Road	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	WHITE LAKE	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	12786	<b>IDA Does Not Hold Title to the Property</b>	Yes	

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012503A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	International Contractors Corp / Jam Two LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>	48011403A	<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$450,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$425,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,000.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	8/11/2025			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	12/28/1981			<b>Net Exemptions</b>	\$0.00
<b>Year Financial Assistance is Planned to End</b>	2046	<b>Project Employment Information</b>			
<b>Notes</b>	Renovation and expansion of existing roofing contractor shop and metal roof panel fabrication plant.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	6.00		
<b>Address Line1</b>	46 Industrial Park Road	<b>Original Estimate of Jobs to be Created</b>	1.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	65,000.00		
<b>City</b>	WHITE LAKE	<b>Annualized Salary Range of Jobs to be Created</b>	65,000.00	<b>To:</b>	65,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	6.00		
<b>Zip - Plus4</b>	12786	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	81,667.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-6.00		
<b>Applicant Name</b>	International Contractors Corp. & JAM TWO LLC				
<b>Address Line1</b>	P.O. Box 574	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEVERSINK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12765	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012304A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	M E P Wholesalers Corp. & Gibbers Estates LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$245.72	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$278.55	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$572.40	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$2,525,000.00	<b>Total Exemptions</b>	\$1,096.67	
<b>Benefited Project Amount</b>	\$2,450,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$1,096.67	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$3,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$245.72	\$245.72
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$278.55	\$278.55
<b>Date Project approved</b>	11/13/2023	<b>School District PILOT</b>	\$572.40	\$572.40
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$1,096.67	\$1,096.67
<b>Date IDA Took Title to Property</b>	12/7/2023	<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>		
<b>Notes</b>	construction of an approximately 15,000 square foot building to include a heating, ventilation, air conditioning, and electrical supply retail sales facility with accessory office and warehousing space. In 2025 the PILOT schedule, term of lease, and term of leaseback were amended so that the final PILOT will be due and the lease and leaseback will terminate in 2040. Starting in 2026 all project info will be reported under a new OSC number 48012304B.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	La Vista Drive	<b>Original Estimate of Jobs to be Created</b>	5.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	68,000.00	
<b>City</b>	SOUTH FALLSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	65,000.00	To: 100,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12779	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	6.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	6.00	
<b>Applicant Name</b>	M E P Wholesalers Corp. and Gibbers Estates LLC			
<b>Address Line1</b>	37 Gafen Lane	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	KIAMESHA LAKE	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	12751	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012304B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	M E P Wholesalers Corp. & Gibbers Estates LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>	48012304A	<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$2,525,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$2,450,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$3,000.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$0.00	\$0.00
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$0.00	\$0.00
<b>Date Project approved</b>	4/7/2025	<b>School District PILOT</b>		\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	12/7/2023	<b>Net Exemptions</b>		\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	construction of an approximately 15,000 sf building to include a heating, ventilation, air conditioning, and electrical supply retail sales facility with accessory office and warehousing space. Original project began in 2023 with an end date of 2039 (OSC#48012304A). In 2025 the term of the lease, leaseback, and PILOT were extended to 2040. Starting in 2026 all information will be reported using new OSC #48012304B. Note there were no jobs before IDA involvement. The project estimated 5 new jobs. At 12/31/25 the project has exceeded its anticipated job creation with 6 jobs. Per ABO, for 2026 and forward we indicate 6 jobs before IDA status (the 6 jobs reported at 12/31/25), 5 estimated jobs retained (the 5 estimated to be created under the original project) and 0 estimated new jobs created.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		6.00	
<b>Address Line1</b>	La Vista Drive	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	SOUTH FALLSBURG	<b>Annualized Salary Range of Jobs to be Created</b>		0.00 To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		5.00	
<b>Zip - Plus4</b>	12779	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		70,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		-6.00	
<b>Applicant Name</b>	M E P Wholesalers Copr. and Gibbers Estates LLC	<b>Project Status</b>			
<b>Address Line1</b>	37 Gafen Lane				
<b>Address Line2</b>					
<b>City</b>	KIAMESHA LAKE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			

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<b>Zip - Plus4</b>	12751	<b>IDA Does Not Hold Title to the Property</b>	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	
<b>Country</b>	USA		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010403A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Mamma Says Inc / Kinnelon Properties LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$27,142.53		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$11,410.53		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$76,577.70		
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$5,500,000.00	<b>Total Exemptions</b>	\$115,130.76		
<b>Benefited Project Amount</b>	\$2,550,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$132,739.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$4,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$15,646.87	\$15,646.87
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$6,577.84	\$6,577.84
<b>Date Project approved</b>	10/12/2004		<b>School District PILOT</b>	\$44,144.79	\$44,144.79
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$66,369.50	\$66,369.50
<b>Date IDA Took Title to Property</b>	10/24/2004		<b>Net Exemptions</b>	\$48,761.26	
<b>Year Financial Assistance is Planned to End</b>	2015	<b>Project Employment Information</b>			
<b>Notes</b>	Renovation and equipping of a 53,000 sq ft manufacturing facility for food production. Project is in an Empire Zone and pays full taxes. On 12/31/2010, a Change-In-Control was executed that transferred the project to Nonni's Acquisition Company that resulted in a new PILOT agreement with payments until 2024. Note final PILOT is due 12/15/24, relating to the 2024-25 school tax year and 2025 town and county tax year. Project terminated in February 2025.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	1243 Old Route 17	<b>Original Estimate of Jobs to be Created</b>	14.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	FERNDALE	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12734	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Nonni's Food Company Inc / Mamma Says	<b>Project Status</b>			
<b>Address Line1</b>	One Westbrook Corporation Center				
<b>Address Line2</b>					
<b>City</b>	WESTCHESTER	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	IL	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	60154	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012301B				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Maude Crawford Realty, LLC & Bridgeville Ski Co., Inc. dba Holiday Mountain	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>	48012301A	<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$11,180,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$11,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$3,300.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>					
<b>Not For Profit</b>	No	<b>County PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	5/13/2024	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	5/31/2023	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Net Exemptions</b>	\$0.00		
<b>Notes</b>	Acquisition and rehabilitation of Holiday Mountain Ski & Fun Park. Project began in 2023, OSC #48012301A. In 2024 IDA authorized increase in sales tax exemption and assigned a new OSC #48012301B. 2024 information was reported using the original OSC #48012301A. 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 project reported 19 FTEs. For 2025 and future years, these 19 FTEs are shown as "# of FTE jobs before IDA status." The project has already exceeded the anticipated 8 jobs 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" field. During 2025 IDA authorized increase in sales tax exemption and amendment of project scope and a new OSC #48012301C was assigned. All 2025 information is shown under #48012301C. 2025 will be the last reporting year for 48012301B.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	19.00		
<b>Address Line1</b>	99 Holiday Mountain Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	13.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	18,500.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-19.00		
<b>Applicant Name</b>	Bridgeville Ski Company, Inc. d/b/a Holiday Mtn & Maude Crawford Realty, LLC				
<b>Address Line1</b>	PO Box 1388	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>	Yes		

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012301C				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$99,288.43	
<b>Project Name</b>	Maude Crawford Realy, LLC & Bridgeville Ski Co., Inc dba Holiday Mountain	<b>Local Sales Tax Exemption</b>		\$99,288.43	
		<b>County Real Property Tax Exemption</b>		\$10,646.50	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>		\$4,456.55	
<b>Original Project Code</b>	48012301B	<b>School Property Tax Exemption</b>		\$21,355.71	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$15,180,000.00	<b>Total Exemptions</b>		\$235,035.62	
<b>Benefited Project Amount</b>	\$15,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$36,458.76	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$3,400.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$7,410.37	\$7,410.37
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$3,101.93	\$3,101.93
<b>Date Project approved</b>	4/25/2023	<b>School District PILOT</b>		\$14,864.38	\$14,864.38
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$25,376.68	\$25,376.68
<b>Date IDA Took Title to Property</b>	5/31/2023	<b>Net Exemptions</b>		\$209,658.94	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>			
<b>Notes</b>	Acquisition and rehabilitation of Holiday Mountain Ski & Fun Park. Project began in 2023, OSC #48012301A. In 2024 IDA authorized increase in sales tax exemption and assigned a new OSC #48012301B. 2024 information was reported using the original OSC #48012301A. 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 project reported 19 FTEs. For 2025 and future years, these 19 FTEs are shown as "# of FTE jobs before IDA status." The project has already exceeded the anticipated 8 jobs 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" field. During 2025 IDA authorized increase in sales tax exemption and amendment of project scope and a new OSC #48012301C was assigned. All 2025 information is shown under #48012301C. 2025 will be the last reporting year for 48012301B.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	8.00		
<b>Address Line1</b>	99 Holiday Mountain Road	<b>Original Estimate of Jobs to be Created</b>	5.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	18,500.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	9,000.00	<b>To: 65,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	8.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	18,500.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	22.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	68.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	14.00		
<b>Applicant Name</b>	Bridgeville Ski Company, Inc. d/b/a Holiday Mtn & Maude Crawford Realty, LLC				
<b>Address Line1</b>	PO Box 1388	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>			

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011602A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Metallized Carbon Corporation	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$9,609.22		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$10,893.27		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$19,493.43		
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$3,940,212.00	<b>Total Exemptions</b>	\$39,995.92		
<b>Benefited Project Amount</b>	\$3,727,712.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$34,545.75		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$3,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$2,370.98	\$2,370.98
<b>Not For Profit</b>			<b>Local PILOT</b>	\$2,687.81	\$2,687.81
<b>Date Project approved</b>	6/20/2016		<b>School District PILOT</b>	\$4,809.81	\$4,809.81
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$9,868.60	\$9,868.60
<b>Date IDA Took Title to Property</b>	7/1/2016		<b>Net Exemptions</b>	\$30,127.32	
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Project Employment Information</b>			
<b>Notes</b>	Expansion project into Sullivan County that manufactures engineered carbon/graphite products. Project involves the acquisition of unimproved land in the Glen Wild Wild Industrial Park and improvements to accommodate a metal fabrication business and storage of manufactured products.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Metallized Carbon Corporation	<b>Original Estimate of Jobs to be Created</b>	10.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00		
<b>City</b>	FALLSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 40,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12733	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	11.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	11.00		
<b>Applicant Name</b>	Metallized Carbon Corp.- Michael Moles				
<b>Address Line1</b>	19 South Water Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	OSSINING	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10562	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011002A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Mogenavland - Town of Bethel	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$49,064.35	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$39,474.38	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$99,352.80	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,500,000.00	<b>Total Exemptions</b>	\$187,891.53	
<b>Benefited Project Amount</b>	\$750,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$187,891.53	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$16,641.60	\$16,641.60
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$13,388.88	\$13,388.88
<b>Date Project approved</b>	12/8/2009	<b>School District PILOT</b>	\$33,698.38	\$33,698.38
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$63,728.86	\$63,728.86
<b>Date IDA Took Title to Property</b>	8/31/2010	<b>Net Exemptions</b>	\$124,162.67	
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>		
<b>Notes</b>	Bringing a tax exempt camp back on the tax rolls. PILOT payments started in 2015. The project terminated during 2025.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	9.00	
<b>Address Line1</b>	169 Layman Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	20,000.00	
<b>City</b>	SWAN LAKE	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	To: 20,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	9.00	
<b>Zip - Plus4</b>	12783	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	20,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	7.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-2.00	
<b>Applicant Name</b>	Mogenavland, Camp Heller, Sternberg Inc	<b>Project Status</b>		
<b>Address Line1</b>	Room 1019			
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	10010	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011003A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Mogenavland - Town of Tusten	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$30,381.10	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$20,757.48	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$50,973.48	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,500,000.00	<b>Total Exemptions</b>	\$102,112.06	
<b>Benefited Project Amount</b>	\$750,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$102,112.06	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$7,798.10	\$7,798.10
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$5,327.95	\$5,327.95
<b>Date Project approved</b>	12/8/2009	<b>School District PILOT</b>	\$13,083.67	\$13,083.67
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$26,209.72	\$26,209.72
<b>Date IDA Took Title to Property</b>	8/31/2010	<b>Net Exemptions</b>	\$75,902.34	
<b>Year Financial Assistance is Planned to End</b>	2025	<b>Project Employment Information</b>		
<b>Notes</b>	Bringing a tax exempt camp back on the tax rolls. PILOT payments started in 2015. Project terminated in 2025.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	9.00	
<b>Address Line1</b>	97 Camp Utopia Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	20,000.00	
<b>City</b>	NARROWSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	To: 20,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	9.00	
<b>Zip - Plus4</b>	12764	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	20,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	76.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	67.00	
<b>Applicant Name</b>	Mogenavland LLC			
<b>Address Line1</b>	Apt 3C	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	10022	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012209A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Monticello Industrial Park	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$3,441.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$9,703.16		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$6,902.27		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$3,692,000.00	<b>Total Exemptions</b>	\$20,046.43		
<b>Benefited Project Amount</b>	\$3,181,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$20,046.43		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$9,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$3,002.73	\$3,002.73
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$8,467.31	\$8,467.31
<b>Date Project approved</b>	9/29/2022		<b>School District PILOT</b>	\$6,023.16	\$6,023.16
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$17,493.20	\$17,493.20
<b>Date IDA Took Title to Property</b>	12/1/2022		<b>Net Exemptions</b>	\$2,553.23	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>			
<b>Notes</b>	Development of roadways and infrastructure to facilitate future development of a commercial/ industrial park. No vertical construction contemplated under this application. PILOT payments began in 2024.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Rose Valley Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Monticello Industrial Park LLC				
<b>Address Line1</b>	171 East Industry Court	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	DEER PARK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	11729	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011402B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Montreign Operating Company, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$1,796,992.48	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$752,208.38	
<b>Original Project Code</b>	48011402A	<b>School Property Tax Exemption</b>	\$3,604,570.10	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$600,000,000.00	<b>Total Exemptions</b>	\$6,153,770.96	
<b>Benefited Project Amount</b>	\$600,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$4,934,877.45	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$166,250.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$312,284.44
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$130,720.06
<b>Date Project approved</b>	10/16/2023		<b>School District PILOT</b>	\$626,408.38
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$1,069,412.88
<b>Date IDA Took Title to Property</b>	9/5/2014		<b>Net Exemptions</b>	\$5,084,358.08
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>		
<b>Notes</b>	Casino resort. 1/9/17: \$500,000 mortgage approved. 5/18/17: \$35,000,000 mtg approved. 8/28/20: IDA approved \$330,000,000 mtg refinance. 12/14/20: IDA approved 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. 2022: 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 project. 2023: IDA approved extension of PILOT benefit period and extension of the PILOT, Lease, and Leaseback term. Starting in 2024 information is reported under this new OSC number, 48011402B. 2023 was last reporting year for 48011402A. Note the 1137 FTEs 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 were 1137 FTEs at the facility.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	1,137.00	
<b>Address Line1</b>	888 Resorts World Drive	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00 To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	1,050.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	35,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	1,137.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Montreign Operating Company, LLC			
<b>Address Line1</b>	204 State Route 17B	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>		

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012210A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Mountain Kosher Grocery	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$12,817.01	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$36,142.24	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$25,709.51	
<b>Project Purpose Category</b>	Retail Trade	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$8,000,000.00	<b>Total Exemptions</b>	\$74,668.76	
<b>Benefited Project Amount</b>	\$6,400,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$51,535.75	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$4,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,686.45	\$5,686.45
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$16,035.04	\$16,035.04
<b>Date Project approved</b>	12/12/2022	<b>School District PILOT</b>	\$11,406.40	\$11,406.40
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$33,127.89	\$33,127.89
<b>Date IDA Took Title to Property</b>	12/14/2022	<b>Net Exemptions</b>	\$41,540.87	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>		
<b>Notes</b>	Construction of a new 27,000 square foot grocery store. PILOT payments begin in 2024.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	13.00	
<b>Address Line1</b>	286 East Broadway	<b>Original Estimate of Jobs to be Created</b>	7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	49,400.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	31,200.00	To: 67,600.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	13.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	12,350.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	20.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	8.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	7.00	
<b>Applicant Name</b>	Mountain Kosher Food Corp. & 286 EB LLC	<b>Project Status</b>		
<b>Address Line1</b>	1179 E. 17th Street			
<b>Address Line2</b>				
<b>City</b>	BROOKLYN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	11230	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012005A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Bethel I LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$8,330,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$7,913,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$8,042.85	\$8,042.85
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$6,470.82	\$6,470.82
<b>Date Project approved</b>	8/10/2020	<b>School District PILOT</b>		\$16,286.33	\$16,286.33
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$30,800.00	\$30,800.00
<b>Date IDA Took Title to Property</b>	8/11/2020	<b>Net Exemptions</b>		-\$30,800.00	
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of an approximately 4.4 MW solar photo-voltaic electricity generating facility. Upon completion of the facility's construction, the project will be exempt from real property taxes under Section 487 of the NYS RPTL for a period of fifteen years. The company has committed to make PILOT payments during this period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	2017 State Route 17B	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	BETHEL	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12720	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	NY Bethel I, LLC				
<b>Address Line1</b>	140 East 45th Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10017	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011703A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Delaware I, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,653,665.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$98,556.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$5,963.61	\$5,963.61
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$4,184.31	\$4,184.31
<b>Date Project approved</b>	3/14/2017	<b>School District PILOT</b>		\$9,852.08	\$9,852.08
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$20,000.00	\$20,000.00
<b>Date IDA Took Title to Property</b>	11/1/2017	<b>Net Exemptions</b>		-\$20,000.00	
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project is exempt by New York State RPTL 487. The Company made a commitment to making a PILOT.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Baer Road	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	NY Delaware I, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	1460 Broadway, 5th Floor				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10036	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011709A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	NY Delaware II, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,060,474.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$3,060,474.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$4,114.89	\$4,114.89
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,887.17	\$2,887.17
<b>Date Project approved</b>	12/11/2017	<b>School District PILOT</b>	\$6,797.94	\$6,797.94
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$13,800.00	\$13,800.00
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>	-\$13,800.00	
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>		
<b>Notes</b>	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project is exempt under NYS RPTL 487 for a period of fifteen years. The project made a commitment to making PILOT payments during this period. Due to a billing error in 2020, the project overpaid its 2020 PILOT payment. This error was corrected in 2021, when the IDA reduced the 2021 PILOT bill by the amount of the 2020 overpayment.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	309 Hospital Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	NY Delaware II, LLC.	<b>Project Status</b>		
<b>Address Line1</b>	33 Irving Place, Suite 1090			
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011902A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Delaware III, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,683,050.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,808,050.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$5,963.61	\$5,963.61
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$4,184.31	\$4,184.31
<b>Date Project approved</b>	6/10/2019	<b>School District PILOT</b>		\$9,852.08	\$9,852.08
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$20,000.00	\$20,000.00
<b>Date IDA Took Title to Property</b>	6/10/2019	<b>Net Exemptions</b>		-\$20,000.00	
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of an approximately 2MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (c) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	93 Villa Roma Road	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	NY Delaware III, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011903A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Delaware IV, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,683,050.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,808,050.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,963.61		\$5,963.61
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,184.31		\$4,184.31
<b>Date Project approved</b>	6/10/2019	<b>School District PILOT</b>	\$9,852.08		\$9,852.08
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$20,000.00		\$20,000.00
<b>Date IDA Took Title to Property</b>	6/10/2019	<b>Net Exemptions</b>	-\$20,000.00		
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of an approximately 1.968MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. The project is exempt for 15 years under RPTL 487 but has committed to making PILOT payments during this period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	93 Villa Roma Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To:</b>	0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Delaware IV, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011904A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Delaware V, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,683,050.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,808,050.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$3,303.84		\$3,303.84
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,318.11		\$2,318.11
<b>Date Project approved</b>	6/10/2019	<b>School District PILOT</b>	\$5,458.05		\$5,458.05
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$11,080.00		\$11,080.00
<b>Date IDA Took Title to Property</b>	6/10/2019	<b>Net Exemptions</b>	-\$11,080.00		
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of an approximately 1.968MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	93 Villa Roma Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To:</b>	0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Delaware V, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	480105A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Delaware VI, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,683,050.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$875,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$6,324.41	\$6,324.41
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$4,437.46	\$4,437.46
<b>Date Project approved</b>	6/10/2019	<b>School District PILOT</b>		\$10,448.13	\$10,448.13
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$21,210.00	\$21,210.00
<b>Date IDA Took Title to Property</b>	6/10/2019	<b>Net Exemptions</b>		-\$21,210.00	
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of an approximately 2MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	93 Villa Roma Road	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	CALLICOON	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12723	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	NY Delaware VI, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012404A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Fallsburg (Frank Brown Road), LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$8,676,687.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$8,115,474.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	12/16/2024			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	12/31/2024			<b>Net Exemptions</b>	\$0.00
<b>Year Financial Assistance is Planned to End</b>	2046			<b>Project Employment Information</b>	
<b>Notes</b>	Construction of an approx. 4 MWac solar photovoltaic electricity generating facility that will be interconnected to the NYSEG grid. Project is exempt from real estate taxes for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Frank Brown Road	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	FALLSBURG	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	<b>To: 0.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12733	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	NY Fallsburg (Frank Brown Road), LLC				
<b>Address Line1</b>	140 East 45th Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10017	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012402A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$24,674.00		
<b>Project Name</b>	NY Forestburgh I LLC	<b>Local Sales Tax Exemption</b>	\$24,674.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$11,084.20		
<b>Total Project Amount</b>	\$10,642,545.00	<b>Total Exemptions</b>	\$60,432.20		
<b>Benefited Project Amount</b>	\$10,135,757.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$0.00	\$0.00
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	5/13/2024		<b>School District PILOT</b>	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	6/1/2024		<b>Net Exemptions</b>	\$60,432.20	
<b>Year Financial Assistance is Planned to End</b>	2045	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of an approximately 5 MW solar photovoltaic electricity generating facility that will be interconnected to the Orange & Rockland electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. Project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	State Route 42	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	FORESTBURGH	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To: 0.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12777	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Forestburgh I, LLC				
<b>Address Line1</b>	560 Davis Street	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	SAN FRANCISCO	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	CA	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	94111	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011708A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Liberty I, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,653,665.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$4,653,665.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$4,178.41
<b>Not For Profit</b>				<b>Local PILOT</b>	\$4,138.19
<b>Date Project approved</b>	8/23/2017			<b>School District PILOT</b>	\$11,683.40
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$20,000.00
<b>Date IDA Took Title to Property</b>	8/23/2017			<b>Net Exemptions</b>	-\$20,000.00
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project is exempt from payment of real property taxes for 15 years under NYS RPTL Section 487. The project has made a commitment to making PILOT payments during this time period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Kelly Bridge Road	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	NY Liberty I, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012207A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Liberty II, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$3,875,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,681,250.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$0.00	\$0.00	
<b>Date Project approved</b>	7/11/2022	<b>School District PILOT</b>	\$0.00	\$0.00	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$0.00	\$0.00	
<b>Date IDA Took Title to Property</b>	10/1/2022	<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2044	<b>Project Employment Information</b>			
<b>Notes</b>	Development of an approximately 2 MW solar photovoltaic electricity generating facility. Project is exempt under NYS RPTL 487 for a period of 15 years. The project has committed to making PILOT payments during this time period. PILOT payments are expected to begin in 2025. During 2023 the PILOT Agreement was amended to amend the annual PILOT payment amount. No other terms of the project agreements have changed.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Harris Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	FERNDALE	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12734	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Liberty II, LLC	<b>Project Status</b>			
<b>Address Line1</b>	140 East 45th Street				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10017	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012204B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	NY Mamakating I, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>	48012204A	<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$5,812,500.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$5,521,875.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$4,825.12	\$4,825.12
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,699.27	\$2,699.27
<b>Date Project approved</b>	5/9/2022	<b>School District PILOT</b>	\$16,963.11	\$16,963.11
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$24,487.50	\$24,487.50
<b>Date IDA Took Title to Property</b>	12/13/2022	<b>Net Exemptions</b>	-\$24,487.50	
<b>Year Financial Assistance is Planned to End</b>	2045	<b>Project Employment Information</b>		
<b>Notes</b>	Construction of an approx. 3MWac solar photovoltaic electricity generating facility. The project is exempt for 15 years under RPTL 487 but has committed to making PILOT payments during this period. In August 2024 IDA and the Company entered into a Second Amendment to A&R PILOT Agreement to make the PILOT term align with the actual date of project interconnection. No other project information has changed. All 2024 information is entered under the original OSC# 48012204A. Starting in 2025 all project information will be reported under the new OSC# 48012204B.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Barone Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	WURTSBORO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12790	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	NY Mamakating I, LLC			
<b>Address Line1</b>	450 Davis Street, Suite 250	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	SAN FRANCISCO	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	CA	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	94111	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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<b>Country</b>	USA		
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011710A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Thompson I, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,715,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$4,715,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,840.30		\$5,840.30
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$2,444.70		\$2,444.70
<b>Date Project approved</b>	12/11/2017	<b>School District PILOT</b>	\$11,715.00		\$11,715.00
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$20,000.00		\$20,000.00
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>	-\$20,000.00		
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project is exempt under NYS RPTL 487 for a period of 15 years. The project has committed to making PILOT payments during this time period. Note typo in year financial assistance is planned to end. Correct year is 2039, not 2038.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Sackett Lake Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	<b>To:</b> 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Thompson I, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, 10th Floor				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011711A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Thompson II, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,285,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$4,285,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,229.83		\$2,229.83
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$933.39		\$933.39
<b>Date Project approved</b>	12/11/2017	<b>School District PILOT</b>	\$4,472.78		\$4,472.78
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$7,636.00		\$7,636.00
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>		-\$7,636.00	
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of 2MW solar photovoltaic electricity generating facility that will be interconnected to the NYSEG electrical grid. This project has a fifteen-year real property tax exemption under Section 487 of NYS Real Property Tax Law, but has made a commitment to making PILOT payments during this time. Note typo in year financial assistance is planned to end. Correct year is 2039, not 2038.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Sackett Lake Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Thompson II, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, 10th Floor				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012203A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$1,865.59	
<b>Project Name</b>	NY Thompson III, LLC	<b>Local Sales Tax Exemption</b>		\$1,865.59	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$7,750,000.00	<b>Total Exemptions</b>		\$3,731.18	
<b>Benefited Project Amount</b>	\$7,362,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$0.00
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	4/11/2022			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$0.00
<b>Date IDA Took Title to Property</b>	10/1/2022			<b>Net Exemptions</b>	\$3,731.18
<b>Year Financial Assistance is Planned to End</b>	2044	<b>Project Employment Information</b>			
<b>Notes</b>	Development of an approximately 4 MW solar photovoltaic electricity generating facility. Project is exempt under NYS RPTL 487 for a period of 15 years. The project has committed to making PILOT payments during this time period. PILOT payments are expected to begin in 2025. During 2023 the PILOT Agreement was amended to amend the annual PILOT payment amount. No other terms of the project agreements have changed.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	1283 Old Route 17	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	HARRIS	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12742	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		2.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		18.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		2.00	
<b>Applicant Name</b>	NY Thompson III, LLC				
<b>Address Line1</b>	315 Post Road West	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WESTPORT	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	CT	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	06880	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011901A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	NY Tusten I, LLC.	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,765,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,915,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,950.54	\$5,950.54	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,065.63	\$4,065.63	
<b>Date Project approved</b>	4/8/2019	<b>School District PILOT</b>	\$9,983.83	\$9,983.83	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$20,000.00	\$20,000.00	
<b>Date IDA Took Title to Property</b>	4/8/2019	<b>Net Exemptions</b>	-\$20,000.00		
<b>Year Financial Assistance is Planned to End</b>	2040	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of an approximately 1.968MW solar photovoltaic electricity generating facility that will be interconnected to the New York State Electric and Gas electrical grid. The new construction will be comprised of (a) racking to mount the solar modules; (b) solar modules; (C) inverters and transformers to sit on a concrete inverter pad and (d) assorted electrical components and wiring. This project is exempt for 15 years under NYS RPTL 487 but has committed to making PILOT payments during this period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Woodoak Drive	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	NARROWSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12764	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	NY Tusten I, LLC.	<b>Project Status</b>			
<b>Address Line1</b>	33 Irving Place, Suite 1090				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10003	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48010507A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Peck's Market of Jeffersonville	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$3,779.26		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$12,237.47		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$880,000.00	<b>Total Exemptions</b>	\$16,016.73		
<b>Benefited Project Amount</b>	\$660,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$16,016.73		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$3,458.97	\$3,458.97	
<b>Date Project approved</b>	7/12/2005	<b>School District PILOT</b>	\$12,083.83	\$12,083.83	
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$15,542.80	\$15,542.80	
<b>Date IDA Took Title to Property</b>	9/8/2005	<b>Net Exemptions</b>	\$473.93		
<b>Year Financial Assistance is Planned to End</b>	2026	<b>Project Employment Information</b>			
<b>Notes</b>	Expansion and renovation of an existing grocery store in the Village of Jeffersonville. At the request of the Company the project documents were terminated effective September 17, 2024. The project paid short-period 2025 PILOTs relating to the 2024-25 school and village years. These amounts are reflected in IDA's 2025 PARIS report, and 2025 is the last reporting year for this project.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	8.00		
<b>Address Line1</b>	P.O. Box 593	<b>Original Estimate of Jobs to be Created</b>	8.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00		
<b>City</b>	JEFFERSONVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	<b>To: 25,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	8.00		
<b>Zip - Plus4</b>	12748	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	25,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-8.00		
<b>Applicant Name</b>	Peck's Market of Jeffersonville				
<b>Address Line1</b>	P.O. Box 593	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	JEFFERSONVILLE	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	12748	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012001a				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Psychedelic Solar LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$0.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00		
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$6,639,000.00	<b>Total Exemptions</b>	\$0.00		
<b>Benefited Project Amount</b>	\$6,175,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$4,069.71	\$4,069.71
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$3,274.26	\$3,274.26
<b>Date Project approved</b>	3/9/2020		<b>School District PILOT</b>	\$11,556.03	\$11,556.03
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$18,900.00	\$18,900.00
<b>Date IDA Took Title to Property</b>	12/1/2020		<b>Net Exemptions</b>	-\$18,900.00	
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of an approximately 2.7 MW solar photo-voltaic electricity generating facility. Upon completion of the facility's construction, project will be exempt from real property taxes for fifteen years, under Section 487 of the NYS Real Property Tax Law. Project has committed to make PILOT payments during this time period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	608-636 Old White Lake Turnpike	<b>Original Estimate of Jobs to be Created</b>	1.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	20,000.00		
<b>City</b>	SWAN LAKE	<b>Annualized Salary Range of Jobs to be Created</b>	20,000.00	<b>To: 20,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12783	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Psychedelic Solar LLC				
<b>Address Line1</b>	400 Market Industrial Park	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	WAPPINGERS FALLS	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12590	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012004A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	RGG Realty LLC/ Columbia Ice and Cold Storage	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$7,652.84	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$21,579.97	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$15,350.75	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,452,750.00	<b>Total Exemptions</b>	\$44,583.56	
<b>Benefited Project Amount</b>	\$1,332,750.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$44,583.56	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$3,600.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$2,704.86
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$7,627.36
<b>Date Project approved</b>	7/13/2020		<b>School District PILOT</b>	\$5,425.66
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$15,757.88
<b>Date IDA Took Title to Property</b>	11/17/2020		<b>Net Exemptions</b>	\$28,825.68
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>		
<b>Notes</b>	Renovation of an existing approximately 22,000 square foot building to include an ice distribution facility with associated office space and break room. First PILOT due 2/1/22.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	33 Plaza Drive	<b>Original Estimate of Jobs to be Created</b>	5.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	42,800.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	42,800.00	<b>To: 42,800.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	10.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	10.00	
<b>Applicant Name</b>	RGG Realty LLC	<b>Project Status</b>		
<b>Address Line1</b>	171 E Industry Court			
<b>Address Line2</b>				
<b>City</b>	DEER PARK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	11729	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011505A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	RJ Baker Corp. / Beaverkill Studio	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$3,558.53	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$3,524.27	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$9,950.12	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,820,000.00	<b>Total Exemptions</b>	\$17,032.92	
<b>Benefited Project Amount</b>	\$1,820,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$16,408.99	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$5,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,672.22	\$1,672.22
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$1,656.12	\$1,656.12
<b>Date Project approved</b>	12/14/2015	<b>School District PILOT</b>	\$4,675.75	\$4,675.75
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$8,004.09	\$8,004.09
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>	\$9,028.83	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>		
<b>Notes</b>	Continued renovation and equipping of a recording studio and the reuse of an existing adjoining restaurant that combines lodging with film and media production. PILOT starts in 2017. Please note that the Annual Lease Payment does not reflect the true value. The Annual Lease payment is \$1,500.00. On 11/9/20 the IDA approved an amendment to the PILOT terms, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21. This project was terminated in March 2025.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	1.00	
<b>Address Line1</b>	36/38 Main Street	<b>Original Estimate of Jobs to be Created</b>	3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00	
<b>City</b>	PARKSVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	1.00	
<b>Zip - Plus4</b>	12768	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	50,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-1.00	
<b>Applicant Name</b>	RJ Baker Corp.			
<b>Address Line1</b>	437 East 9th Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	10009	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010506A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Regency Manor Senior Housing LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$25,005.18	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$70,511.24	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$50,157.64	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$7,250,000.00	<b>Total Exemptions</b>	\$145,674.06	
<b>Benefited Project Amount</b>	\$5,437,500.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$145,674.06	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,053.87	\$2,053.87
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$5,791.64	\$5,791.64
<b>Date Project approved</b>	2/26/2005	<b>School District PILOT</b>	\$4,119.84	\$4,119.84
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$11,965.35	\$11,965.35
<b>Date IDA Took Title to Property</b>	11/10/2005	<b>Net Exemptions</b>	\$133,708.71	
<b>Year Financial Assistance is Planned to End</b>	2031	<b>Project Employment Information</b>		
<b>Notes</b>	Construction of affordable senior housing complex consisting of 75 units in the Village of Monticello.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Sturgis Road	<b>Original Estimate of Jobs to be Created</b>	3.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	45,000.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	45,000.00	To: 45,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Regency Manor Senior Housing LLC			
<b>Address Line1</b>	1 Crescent Avenue	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	WARWICK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10990	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011503A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Rock Meadow Partners, LLC	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$11,096.76	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$7,581.71	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$18,618.17	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,287,000.00	<b>Total Exemptions</b>	\$37,296.64	
<b>Benefited Project Amount</b>	\$1,287,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$37,270.87	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$6,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$1,908.08
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$1,303.67
<b>Date Project approved</b>	6/30/2015		<b>School District PILOT</b>	\$3,201.37
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$6,413.12
<b>Date IDA Took Title to Property</b>	7/1/2015		<b>Net Exemptions</b>	\$30,883.52
<b>Year Financial Assistance is Planned to End</b>	2029	<b>Project Employment Information</b>		
<b>Notes</b>	Acquiring and redeveloping the former Narrowsburg Central School. Tenants to be determined. PILOT to start 2017. During 2023 IDA approved a First Amendment to Lease and First Amended PILOT. At this time all project parcels except the Narrowsburg School parcel were re-conveyed from IDA to the project company. Under the 2023 First Amended PILOT, IDA will only provide benefits relating to the Narrowsburg School parcel. Because fewer parcels are now involved, under the First Amendment to Lease the annual lease payment has been reduced from \$6,000 to \$2,000.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	23 Erie Avenue, Kirk Road, Route 97	<b>Original Estimate of Jobs to be Created</b>	4.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00	
<b>City</b>	NARROWSBURG	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 30,000.00</b>
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12764	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	6.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	6.00	
<b>Applicant Name</b>	Rock Meadow Partners LLC			
<b>Address Line1</b>	30 Essex Place	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	BRONXVILLE	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10708	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012002A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Rosemond Solar	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$4,790,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,915,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$2,945.03		\$2,945.03
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$3,338.56		\$3,338.56
<b>Date Project approved</b>	3/9/2020	<b>School District PILOT</b>	\$6,860.41		\$6,860.41
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$13,144.00		\$13,144.00
<b>Date IDA Took Title to Property</b>	6/1/2020	<b>Net Exemptions</b>	-\$13,144.00		
<b>Year Financial Assistance is Planned to End</b>	2041	<b>Project Employment Information</b>			
<b>Notes</b>	Construction of an approximately 2 MW solar photo-voltaic electricity generating facility. Under Section 487 of the NYS Real Property Tax Law, the project will be exempt from real property taxes for a fifteen-year period following completion of the solar array. The project has committed to making PILOT payments during this period.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	191 Rosemond Road	<b>Original Estimate of Jobs to be Created</b>	0.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00		
<b>City</b>	WOODRIDGE	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12789	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00		
<b>Applicant Name</b>	Rosemond Solar, LLC	<b>Project Status</b>			
<b>Address Line1</b>	140 East 45th Street				
<b>Address Line2</b>					
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	10017	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012305A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Sullivan Glen Wild Corp.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$9,324.42	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$10,570.41	
<b>Original Project Code</b>	48011601A	<b>School Property Tax Exemption</b>	\$21,721.11	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$3,900,000.00	<b>Total Exemptions</b>	\$41,615.94	
<b>Benefited Project Amount</b>	\$3,600,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$41,615.94	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$5,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$3,859.82
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$4,375.60
<b>Date Project approved</b>	9/11/2023		<b>School District PILOT</b>	\$8,991.41
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$17,226.83
<b>Date IDA Took Title to Property</b>	4/22/2016		<b>Net Exemptions</b>	\$24,389.11
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>		
<b>Notes</b>	In 2016 IDA approved the BRR Brothers III, LLC and Sullivan County Fabrications, Inc. project (OSC number 48011601A) for the acquisition of a former egg farm and renovation of the existing facilities to accommodate a metal fabrication factory and storage of manufactured products. Late in 2023 the BRR and Sullivan County Fabrications project was assigned to Sullivan Glen Wild Corp. All 2023 employment information, real property tax exemption information, and PILOT information was reported under the original OSC number 48011601A. Mortgage recording tax exemption information was reported under this new OSC number 48012305A. 2023 was the last reporting year for 48011601A and beginning in 2024 all project information is reported under this new OSC number 48012305A.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	3.00	
<b>Address Line1</b>	Glen Wild Road	<b>Original Estimate of Jobs to be Created</b>	7.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00	
<b>City</b>	WOODRIDGE	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 40,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	3.00	
<b>Zip - Plus4</b>	12789	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	12.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	9.00	
<b>Applicant Name</b>	Sullivan Glen Wild Corp.	<b>Project Status</b>		
<b>Address Line1</b>	c/o 2040 Victory Boulevard			
<b>Address Line2</b>				
<b>City</b>	STATEN ISLAND	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10314	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48012201A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Sunset Lake Local Development Corporation	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$74,985.77	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$74,263.97	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$209,670.42	
<b>Project Purpose Category</b>	Civic Facility	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$33,700,000.00	<b>Total Exemptions</b>	\$358,920.16	
<b>Benefited Project Amount</b>	\$31,838,750.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$358,920.16	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$25,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$74,985.77	\$74,985.77
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$74,263.97	\$74,263.97
<b>Date Project approved</b>	2/14/2022	<b>School District PILOT</b>	\$209,670.42	\$209,670.42
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$358,920.16	\$358,920.16
<b>Date IDA Took Title to Property</b>	2/25/2022	<b>Net Exemptions</b>	\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2043	<b>Project Employment Information</b>		
<b>Notes</b>	Payment in Lieu of Taxation Agreement to induce an investment of \$3,000,000 in improvements to the Care Center at Sunset Lake. First PILOT payment due February 1, 2023. This project was terminated effective May 14, 2025.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	150.00	
<b>Address Line1</b>	256 Sunset Lake Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	LIBERTY	<b>Annualized Salary Range of Jobs to be Created</b>	0.00 To: 0.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	150.00	
<b>Zip - Plus4</b>	12754	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	50,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	-150.00	
<b>Applicant Name</b>	Sunset Lake Local Development Corporation			
<b>Address Line1</b>	100 North Street	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MONTICELLO	<b>Current Year Is Last Year for Reporting</b>	Yes	
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes	
<b>Zip - Plus4</b>	12701	<b>IDA Does Not Hold Title to the Property</b>	Yes	
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes	
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011705A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	The Center for Discovery, Inc.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$6,667,315.00	<b>Total Exemptions</b>	\$0.00	
<b>Benefited Project Amount</b>	\$0.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$5,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$5,601.47	\$5,601.47
<b>Not For Profit</b>	Yes	<b>Local PILOT</b>	\$6,349.98	\$6,349.98
<b>Date Project approved</b>	5/8/2017	<b>School District PILOT</b>	\$13,048.55	\$13,048.55
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$25,000.00	\$25,000.00
<b>Date IDA Took Title to Property</b>	5/30/2018	<b>Net Exemptions</b>	-\$25,000.00	
<b>Year Financial Assistance is Planned to End</b>	2027	<b>Project Employment Information</b>		
<b>Notes</b>	The Center for Discovery, Inc. project memorialized the Company's commitment to make PILOT payments despite its tax exempt status as a not-for-profit entity, which payments shall benefit the County and certain municipalities and taxing jurisdictions. Project relates to the development of the Hurleyville Arts Centre.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	12 Railroad Avenue	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	25,000.00	
<b>City</b>	HURLEYVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	To: 25,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12747	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	25,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	8.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	8.00	
<b>Applicant Name</b>	The Center for Discovery, Inc.			
<b>Address Line1</b>	PO Box 840	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	HARRIS	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12742	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48012202A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	The Lodge at Neversink	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$14,125.23		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$11,499.71		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$35,344.45		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$10,035,000.00	<b>Total Exemptions</b>	\$60,969.39		
<b>Benefited Project Amount</b>	\$9,533,250.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$60,969.38		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$4,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$9,956.80	\$9,956.80
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$8,106.09	\$8,106.09
<b>Date Project approved</b>	4/11/2022		<b>School District PILOT</b>	\$24,914.14	\$24,914.14
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$42,977.03	\$42,977.03
<b>Date IDA Took Title to Property</b>	8/1/2022		<b>Net Exemptions</b>	\$17,992.36	
<b>Year Financial Assistance is Planned to End</b>	2039	<b>Project Employment Information</b>			
<b>Notes</b>	Redevelopment of former New Age Health Spa. PILOT payments begin in 2024.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	7491 State Route 55	<b>Original Estimate of Jobs to be Created</b>	43.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	NEVERSINK	<b>Annualized Salary Range of Jobs to be Created</b>	24,960.00	<b>To: 104,832.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12765	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	33.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	33.00		
<b>Applicant Name</b>	FSH Lodge at Neversink, LLC & 7491 State Route 55 Property Co. LLC				
<b>Address Line1</b>	4053 State Route 52	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	YOUNGSVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12791	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011201A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Theowins / Catskill Brewery	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$8,166.36	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$6,396.49	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$18,733.14	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,000,000.00	<b>Total Exemptions</b>	\$33,295.99	
<b>Benefited Project Amount</b>	\$605,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$33,295.99	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$2,000.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$6,328.93	\$6,328.93
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$4,957.28	\$4,957.28
<b>Date Project approved</b>	3/27/2012	<b>School District PILOT</b>	\$14,518.18	\$14,518.18
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$25,804.39	\$25,804.39
<b>Date IDA Took Title to Property</b>	4/30/2012	<b>Net Exemptions</b>	\$7,491.60	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>		
<b>Notes</b>	Constructing and equipping of a new brewery and related office space in Livingston Manor, NY. PILOT starts in 2014.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	5.00	
<b>Address Line1</b>	672 Old Route 17	<b>Original Estimate of Jobs to be Created</b>	4.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	42,000.00	
<b>City</b>	LIVINGSTON MANOR	<b>Annualized Salary Range of Jobs to be Created</b>	40,000.00	To: 50,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	5.00	
<b>Zip - Plus4</b>	12758	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	42,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	14.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	9.00	
<b>Applicant Name</b>	Theowins, LLC, Catskill Brewery, LLC.	<b>Project Status</b>		
<b>Address Line1</b>	190 Mary Smith Hill Road			
<b>Address Line2</b>				
<b>City</b>	LIVINGSTON MANOR	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12758	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48011303A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Veria Lifestyle Inc.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$95,703.62	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$40,060.86	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$191,970.97	
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$2,000,000.00	<b>Total Exemptions</b>	\$327,735.45	
<b>Benefited Project Amount</b>	\$2,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$327,735.45	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$12,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$78,924.22
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$33,037.12
<b>Date Project approved</b>	10/15/2013		<b>School District PILOT</b>	\$158,313.35
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$270,274.69
<b>Date IDA Took Title to Property</b>	11/27/2013		<b>Net Exemptions</b>	\$57,460.76
<b>Year Financial Assistance is Planned to End</b>	2034	<b>Project Employment Information</b>		
<b>Notes</b>	Phase I Infrastructure for a healing facility that uses holistic treatment and natural medicines. PILOT starts in 2015.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	Kutsher Road	<b>Original Estimate of Jobs to be Created</b>	0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	Veria Lifestyle Inc.			
<b>Address Line1</b>	1 Penn Plaza	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	NEW YORK	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	10119	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011504A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Veria Wellness Center	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$462,036.84		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$193,405.36		
<b>Original Project Code</b>	48011303A	<b>School Property Tax Exemption</b>	\$926,795.29		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$70,000,000.00	<b>Total Exemptions</b>	\$1,582,237.49		
<b>Benefited Project Amount</b>	\$70,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$1,267,392.09		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$12,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$149,231.03	\$149,231.03
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$62,467.06	\$42,467.06
<b>Date Project approved</b>	9/18/2015		<b>School District PILOT</b>	\$299,341.11	\$299,341.11
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$511,039.20	\$491,039.20
<b>Date IDA Took Title to Property</b>	11/27/2013		<b>Net Exemptions</b>	\$1,071,198.29	
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>	Construction and equipping of a wellness center that will include a hotel, restaurant, and golf course. PILOT is expected to start in 2017. Note that in accordance with the 4/1/16 Lease Agreement, the 2017 lease payment was \$3,750 during 2017, and the 2018 and later lease payments are \$43,750. On 10/16/17 an \$87,500,000 mortgage was approved to facilitate the project. In April 2020 the IDA and the project agreed to an amendment of the PILOT terms, to suspend the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21. Note error in "year financial assistance is planned to end" field: This date is 2033 and not 2036 as indicated.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Anawanna Lake Road, Kutsher Road	<b>Original Estimate of Jobs to be Created</b>	200.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	50,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	<b>To: 50,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	57.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	57.00		
<b>Applicant Name</b>	Veria Wellness Center				
<b>Address Line1</b>	200 Middlesex Essex Turnpike	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	ISELIN	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NJ	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	08830	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011706A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Veteran NY 55 Sturgis, LLC.	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$8,274.20		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$23,332.14		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$16,597.15		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$2,055,000.00	<b>Total Exemptions</b>	\$48,203.49		
<b>Benefited Project Amount</b>	\$1,980,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$48,203.49		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$1,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$7,033.07	\$7,033.07
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$1,499.37	\$1,499.37
<b>Date Project approved</b>	1/9/2017		<b>School District PILOT</b>	\$32,440.52	\$32,440.52
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$40,972.96	\$40,972.96
<b>Date IDA Took Title to Property</b>	6/1/2017		<b>Net Exemptions</b>	\$7,230.53	
<b>Year Financial Assistance is Planned to End</b>	2030	<b>Project Employment Information</b>			
<b>Notes</b>	Change in control of MG Catskill, LLC. project to Veteran NY 55 Sturgis, LLC. Project relates to the construction and equipping of an office building in the Village of Monticello.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	Sturgis Road	<b>Original Estimate of Jobs to be Created</b>	12.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	MONTICELLO	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 30,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12701	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	30,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	14.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	14.00		
<b>Applicant Name</b>	Veteran NY 55 Sturgis, LLC.				
<b>Address Line1</b>	465 Main Street, Suite 600	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	BUFFALO	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	14203	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	48010801B			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	West Delaware Hydro Associates, L.P.	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$39,511.13	
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$32,167.01	
<b>Original Project Code</b>	48010801A	<b>School Property Tax Exemption</b>	\$98,865.59	
<b>Project Purpose Category</b>	Clean Energy	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$9,000,000.00	<b>Total Exemptions</b>	\$170,543.73	
<b>Benefited Project Amount</b>	\$9,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$170,543.73	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$40,543.55	\$40,543.55
<b>Not For Profit</b>	No	<b>Local PILOT</b>	\$33,007.52	\$33,007.52
<b>Date Project approved</b>	4/10/2023	<b>School District PILOT</b>	\$101,448.93	\$101,448.93
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$175,000.00	\$175,000.00
<b>Date IDA Took Title to Property</b>	12/31/2007	<b>Net Exemptions</b>	-\$4,456.27	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>		
<b>Notes</b>	Hydro Electric Plant that started in 1987 and originally had no PILOT. A five year extension occurred and the project was then extended 10 years in Feb 2013 with PILOT starting in 2014 with payments until 2023. 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.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	1324 State Route 55	<b>Original Estimate of Jobs to be Created</b>	2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00	
<b>City</b>	GRAHAMSVILLE	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	To: 30,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	12740	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	0.00	
<b>Applicant Name</b>	West Delaware Hydro Associates, L.P.			
<b>Address Line1</b>	c/o Brookfield Power, New York Hydro	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	QUEENSBURY	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12804	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	48011806C				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	Yasgur Road Productions, LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$2,618.82		
<b>Project Part of Another Phase or Multi Phase</b>	Yes	<b>Local Property Tax Exemption</b>	\$2,106.96		
<b>Original Project Code</b>	48011806B	<b>School Property Tax Exemption</b>	\$4,402.95		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$1,001,852.00	<b>Total Exemptions</b>	\$9,128.73		
<b>Benefited Project Amount</b>	\$860,652.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$8,149.49		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$2,500.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$885.20	\$885.20
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$712.18	\$712.18
<b>Date Project approved</b>	6/13/2022		<b>School District PILOT</b>	\$1,488.26	\$1,488.26
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$3,085.64	\$3,085.64
<b>Date IDA Took Title to Property</b>	4/1/2019		<b>Net Exemptions</b>	\$6,043.09	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>			
<b>Notes</b>	Acquisition, construction, installation and equipping of campground and facility for entertainment and sales of related services and merchandise in the Town of Bethel. Private funds invested: \$976,852.00. In November 2020 the IDA amended the terms of the PILOT Agreement, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21. On 6/13/22 the IDA authorized additional benefits relating to an increased project scope. 2022 PILOT information 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.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	New York State Route 17B	<b>Original Estimate of Jobs to be Created</b>	7.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	33,000.00		
<b>City</b>	BETHEL	<b>Annualized Salary Range of Jobs to be Created</b>	33,000.00	<b>To: 33,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12720	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	2.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	3.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	2.00		
<b>Applicant Name</b>	Yasgur Road Productions, LLC	<b>Project Status</b>			
<b>Address Line1</b>	PO Box 301				
<b>Address Line2</b>					
<b>City</b>	BETHEL	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12720	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/30/2026  
Status: UNSUBMITTED  
Certified Date: N/A

<b>Country</b>	USA		
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

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 Status: UNSUBMITTED  
 Certified Date: N/A

**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
67	\$15,205,126.05	\$3,939,842.78	\$11,265,283.27	409

Annual Report for Sullivan County Industrial Development Agency

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Certified Date: N/A

**Additional Comments**

Investment Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date : 03/25/2026  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Investment Information**

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

**Additional Comments**

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY  
FY 2025 INVESTMENT REPORT**

All investments and deposits of the Agency for the year 2025 can be found in the Certified Financial Audit, available on the Agency's website. All investments and deposits conform to the requirements of New York State Law and the policies of the County of Sullivan Industrial Development Agency.

The Agency conducted its annual review and approval of its Investment Policy on March 31, 2026.

##

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/25/2026  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Information:**

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

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/25/2026  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Transactions Listing:**

<b>1. Vendor Name</b>	Cooper Arias LLP	<b>Address Line1</b>	PO Box 190
<b>Type of Procurement</b>	Financial Services	<b>Address Line2</b>	892 State Route 17B
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	MONGAUP VALLEY
<b>Award Date</b>	11/7/2022	<b>State</b>	NY
<b>End Date</b>	12/31/2024	<b>Postal Code</b>	12762
<b>Fair Market Value</b>	\$46,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$46,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$16,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	agency auditing services

<b>2. Vendor Name</b>	ES11, LLC	<b>Address Line1</b>	8 Stanley Circle
<b>Type of Procurement</b>	Technology - Consulting/Development or Support	<b>Address Line2</b>	Suite 8
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	LATHAM
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12110
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$6,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	website development and hosting

Procurement Report for Sullivan County Industrial Development Agency

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<b>3. Vendor Name</b>	Hudson Valley AgriBusiness Development Corporation	<b>Address Line1</b>	507 Warren Street
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	2nd Floor
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	HUDSON
<b>Award Date</b>	7/1/2023	<b>State</b>	NY
<b>End Date</b>	6/30/2028	<b>Postal Code</b>	12534
<b>Fair Market Value</b>	\$150,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$150,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$30,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	services to foster the growth and development of agricultural businesses in Sullivan County and the Hudson Valley region.

<b>4. Vendor Name</b>	Hudson Valley Pattern for Progress	<b>Address Line1</b>	PO Box 425
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	NEWBURGH
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12551
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$5,450.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	annual support contribution to regional community and economic development think tank

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

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<b>5. Vendor Name</b>	Mike Preis Inc.	<b>Address Line1</b>	PO Box 682
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	JEFFERSONVILLE
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12748
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$19,627.06	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	agency insurance

<b>6. Vendor Name</b>	National Council for Community Development Inc. dba Grow America	<b>Address Line1</b>	633 Third Avenue
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	19th Floor
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	NEW YORK
<b>Award Date</b>	4/1/2024	<b>State</b>	NY
<b>End Date</b>	6/30/2024	<b>Postal Code</b>	10017
<b>Fair Market Value</b>	\$20,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$20,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$10,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	consulting services relating to loan and lease programs

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

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 Status: UNSUBMITTED  
 Certified Date : N/A

<b>7. Vendor Name</b>	New Southern Tier Title Agency LLC	<b>Address Line1</b>	548 Broadway
<b>Type of Procurement</b>	Other	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	MONTICELLO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12701
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$44,400.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	office rent

<b>8. Vendor Name</b>	Partnership for Economic Development in Sullivan County Inc.	<b>Address Line1</b>	196 Bridgeville Road
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	Suite 2
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	MONTICELLO
<b>Award Date</b>	1/1/2024	<b>State</b>	NY
<b>End Date</b>	12/31/2027	<b>Postal Code</b>	12701
<b>Fair Market Value</b>	\$400,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$400,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$100,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	promotion services

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

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 Certified Date : N/A

<b>9. Vendor Name</b>	Provantage LLC	<b>Address Line1</b>	7576 Freedom Ave NW
<b>Type of Procurement</b>	Technology - Hardware	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	NORTH CANTON
<b>Award Date</b>		<b>State</b>	OH
<b>End Date</b>		<b>Postal Code</b>	44720
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,288.49	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	server

<b>10. Vendor Name</b>	Walter F. Garigliano P.C.	<b>Address Line1</b>	449 Broadway
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	PO Drawer 1069
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	MONTICELLO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12701
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$63,108.60	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal services, including 1) work performed directly for the benefit of the Agency, and 2) project-related work paid for by the Agency and reimbursed by the projects to the Agency

Procurement Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/25/2026

Status: UNSUBMITTED

Certified Date : N/A

**Additional Comments**

Certified Financial Audit for Sullivan County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2025

Run Date: 03/27/2026  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Financial Documents**

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

URL (If Applicable)	Attachments
<a href="https://www.sullivanida.com/budgets-and-reports/">https://www.sullivanida.com/budgets-and-reports/</a>	Attachment Included

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

URL (If Applicable)	Attachments
<a href="https://www.sullivanida.com/budgets-and-reports/">https://www.sullivanida.com/budgets-and-reports/</a>	Attachment Included

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

URL (If Applicable)	Attachments
<a href="https://www.sullivanida.com/budgets-and-reports/">https://www.sullivanida.com/budgets-and-reports/</a>	Attachment Included

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

URL (If Applicable)	Attachments
	Attachment Included

**Additional Comments**

**COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY  
CONFIDENTIAL FY 2025 EVALUATION OF BOARD PERFORMANCE**

Please check (√) the most appropriate box.

CRITERION	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
Board members have a shared understanding of the mission and purpose of the Agency.	7	0	0	0
The policies, practices and decisions of the Board are always consistent with this mission.	7	0	0	0
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Agency and reviews these annually.	6	1	0	0
The Board sets clear and measurable performance goals for the Agency that contribute to accomplishing its mission.	6	1	0	0
The decisions of the Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.	7	0	0	0
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.	7	0	0	0
Board members are knowledgeable about the Agency's programs, financial statements, reporting requirements, and other transactions.	6	1	0	0
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	6	1	0	0

The Board knows the statutory obligations of the Agency and if the Agency is in compliance with State law.	6	1	0	0
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	7	0	0	0
Board members have sufficient opportunity to research, discuss, question, and prepare before decisions are made and votes taken.	7	0	0	0
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	7	0	0	0
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.	7	0	0	0
The Board has identified the areas of most risk to the Agency and works with management to implement risk mitigation strategies before problems occur.	6	0	1	0
Board members demonstrate leadership and vision and work respectfully with each other.	7	0	0	0

Date Completed: March 31, 2024