

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/31/2026

Status: CERTIFIED

Certified Date: 03/31/2026

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

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

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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

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

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

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

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

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

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

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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

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

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011301A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	EPT Concord II, LLC / EPR Concord II	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$78,674.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$32,932.67	
Original Project Code		School Property Tax Exemption	\$157,812.83	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$65,000,000.00	Total Exemptions	\$269,420.20	
Benefited Project Amount	\$65,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$269,420.20	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$25,000.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$72,716.06
Not For Profit	No		Local PILOT	\$30,438.43
Date Project approved	3/19/2013		School District PILOT	\$145,860.46
Did IDA took Title to Property	Yes		Total PILOT	\$249,014.95
Date IDA Took Title to Property	10/23/2013		Net Exemptions	\$20,405.25
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	Project is composed of the construction and equipping of a master planned destination resort community. The PILOT starts in 2015. During 2023 IDA authorized an Amended and Restated Master Development and Agent Agreement, to extend the development period by approximately five years, to terminate on October 31, 2028. The end date of the PILOT, Lease, and Leaseback (2034) has not changed. (Note it appears that an incorrect end date was provided when this project was first entered in PARIS. The correct end date is 2034 and not 2030.)			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Concord Road	Original Estimate of Jobs to be Created	520.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	EPT Concord II, LLC			
Address Line1	909 Walnut Street - 200	Project Status		
Address Line2				
City	KANSAS CITY	Current Year Is Last Year for Reporting		
State	MO	There is no Debt Outstanding for this Project		
Zip - Plus4	64106	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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

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

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

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

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

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

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

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

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

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

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012304B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	M E P Wholesalers Corp. & Gibbers Estates LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48012304A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,525,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$2,450,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	4/7/2025	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/7/2023	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	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.				
Location of Project		# of FTEs before IDA Status	6.00		
Address Line1	La Vista Drive	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	SOUTH FALLSBURG	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	5.00		
Zip - Plus4	12779	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	70,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-6.00		
Applicant Name	M E P Wholesalers Copr. and Gibbers Estates LLC				
Address Line1	37 Gafen Lane	Project Status			
Address Line2					
City	KIAMESHA LAKE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			

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Zip - Plus4	12751	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48010403A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Mamma Says Inc / Kinnelon Properties LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$27,142.53		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,410.53		
Original Project Code		School Property Tax Exemption	\$76,577.70		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,500,000.00	Total Exemptions	\$115,130.76		
Benefited Project Amount	\$2,550,000.00	Total Exemptions Net of RPTL Section 485-b	\$132,739.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$4,500.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$15,646.87	\$15,646.87
Not For Profit	No		Local PILOT	\$6,577.84	\$6,577.84
Date Project approved	10/12/2004		School District PILOT	\$44,144.79	\$44,144.79
Did IDA took Title to Property	Yes		Total PILOT	\$66,369.50	\$66,369.50
Date IDA Took Title to Property	10/24/2004		Net Exemptions	\$48,761.26	
Year Financial Assistance is Planned to End	2015	Project Employment Information			
Notes	Renovation and equipping of a 53,000 sq ft manufacturing facility for food production. Project is in an Empire Zone and pays full taxes. On 12/31/2010, a Change-In-Control was executed that transferred the project to Nonni's Acquisition Company that resulted in a new PILOT agreement with payments until 2024. 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.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1243 Old Route 17	Original Estimate of Jobs to be Created	14.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	FERNDALE	Annualized Salary Range of Jobs to be Created	25,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12734	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Nonni's Food Company Inc / Mamma Says	Project Status			
Address Line1	One Westbrook Corporation Center				
Address Line2					
City	WESTCHESTER	Current Year Is Last Year for Reporting	Yes		
State	IL	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	60154	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012301B				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Maude Crawford Realty, LLC & Bridgeville Ski Co., Inc. dba Holiday Mountain	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	48012301A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,180,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$11,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$3,300.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	5/13/2024	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	5/31/2023	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Acquisition and rehabilitation of Holiday Mountain Ski & Fun Park. Project began in 2023, 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.				
Location of Project		# of FTEs before IDA Status	19.00		
Address Line1	99 Holiday Mountain Road	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	13.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	18,500.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-19.00		
Applicant Name	Bridgeville Ski Company, Inc. d/b/a Holiday Mtn & Maude Crawford Realty, LLC				
Address Line1	PO Box 1388	Project Status			
Address Line2					
City	MONTICELLO	Current Year Is Last Year for Reporting	Yes		

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

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

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

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

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

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

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

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

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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

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

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

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

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

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

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

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

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48012402A				
Project Type	Lease	State Sales Tax Exemption	\$24,674.00		
Project Name	NY Forestburgh I LLC	Local Sales Tax Exemption	\$24,674.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$11,084.20		
Total Project Amount	\$10,642,545.00	Total Exemptions	\$60,432.20		
Benefited Project Amount	\$10,135,757.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	5/13/2024		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/2024		Net Exemptions	\$60,432.20	
Year Financial Assistance is Planned to End	2045	Project Employment Information			
Notes	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.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	State Route 42	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	FORESTBURGH	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12777	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	NY Forestburgh I, LLC				
Address Line1	560 Davis Street	Project Status			
Address Line2					
City	SAN FRANCISCO	Current Year Is Last Year for Reporting			
State	CA	There is no Debt Outstanding for this Project			
Zip - Plus4	94111	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012204B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NY Mamakating I, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	48012204A	School Property Tax Exemption	\$0.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,812,500.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$5,521,875.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,825.12	\$4,825.12
Not For Profit	No	Local PILOT	\$2,699.27	\$2,699.27
Date Project approved	5/9/2022	School District PILOT	\$16,963.11	\$16,963.11
Did IDA took Title to Property	Yes	Total PILOT	\$24,487.50	\$24,487.50
Date IDA Took Title to Property	12/13/2022	Net Exemptions	-\$24,487.50	
Year Financial Assistance is Planned to End	2045	Project Employment Information		
Notes	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.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Barone Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	WURTSBORO	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12790	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	NY Mamakating I, LLC			
Address Line1	450 Davis Street, Suite 250	Project Status		
Address Line2				
City	SAN FRANCISCO	Current Year Is Last Year for Reporting		
State	CA	There is no Debt Outstanding for this Project		
Zip - Plus4	94111	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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

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

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

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

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

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

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

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

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

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

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

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

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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

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

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

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

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

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

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011504A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Veria Wellness Center	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$462,036.84		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$193,405.36		
Original Project Code	48011303A	School Property Tax Exemption	\$926,795.29		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$70,000,000.00	Total Exemptions	\$1,582,237.49		
Benefited Project Amount	\$70,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,267,392.09		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$12,500.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$149,231.03	\$149,231.03
Not For Profit	No		Local PILOT	\$62,467.06	\$62,467.06
Date Project approved	9/18/2015		School District PILOT	\$299,341.11	\$299,341.11
Did IDA took Title to Property	Yes		Total PILOT	\$511,039.20	\$511,039.20
Date IDA Took Title to Property	11/27/2013		Net Exemptions	\$1,071,198.29	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Construction and equipping of a wellness center that will include a hotel, restaurant, and golf course. PILOT is expected to start in 2017. Note that in accordance with the 4/1/16 Lease Agreement, the 2017 lease payment was \$3,750 during 2017, and the 2018 and later lease payments are \$43,750. On 10/16/17 an \$87,500,000 mortgage was approved to facilitate the project. In April 2020 the IDA and the project agreed to an amendment of the PILOT terms, to suspend the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21. Note error in "year financial assistance is planned to end" field: This date is 2033 and not 2036 as indicated.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Anawanna Lake Road, Kutsher Road	Original Estimate of Jobs to be Created	200.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	38.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	38.00		
Applicant Name	Veria Wellness Center				
Address Line1	200 Middlesex Essex Turnpike	Project Status			
Address Line2					
City	ISELIN	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project			
Zip - Plus4	08830	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48010801B			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	West Delaware Hydro Associates, L.P.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$39,511.13	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$32,167.01	
Original Project Code	48010801A	School Property Tax Exemption	\$98,865.59	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,000,000.00	Total Exemptions	\$170,543.73	
Benefited Project Amount	\$9,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$170,543.73	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$40,543.55	\$40,543.55
Not For Profit	No	Local PILOT	\$33,007.52	\$33,007.52
Date Project approved	4/10/2023	School District PILOT	\$101,448.93	\$101,448.93
Did IDA took Title to Property	Yes	Total PILOT	\$175,000.00	\$175,000.00
Date IDA Took Title to Property	12/31/2007	Net Exemptions	-\$4,456.27	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Hydro Electric Plant that started in 1987 and originally had no PILOT. A five year extension occurred and the project was then extended 10 years in Feb 2013 with PILOT starting in 2014 with payments until 2023. In April 2023 IDA authorized a ten-year extension of the PILOT period, with the final PILOT due February 1, 2033 and a new OSC number, 48010801B, was created. All 2023 information was reported under the original number 48010801A. Starting in 2024 all information is reported under the new number 48010801B. 2023 was the last reporting year for 48010801A.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1324 State Route 55	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	GRAHAMSVILLE	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12740	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	West Delaware Hydro Associates, L.P.			
Address Line1	c/o Brookfield Power, New York Hydro	Project Status		
Address Line2				
City	QUEENSBURY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12804	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	48011806C				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Yasgur Road Productions, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$2,618.82		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$2,106.96		
Original Project Code	48011806B	School Property Tax Exemption	\$4,402.95		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,001,852.00	Total Exemptions	\$9,128.73		
Benefited Project Amount	\$860,652.00	Total Exemptions Net of RPTL Section 485-b	\$8,149.49		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$2,500.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$885.20	\$885.20
Not For Profit	No		Local PILOT	\$712.18	\$712.18
Date Project approved	6/13/2022		School District PILOT	\$1,488.26	\$1,488.26
Did IDA took Title to Property	Yes		Total PILOT	\$3,085.64	\$3,085.64
Date IDA Took Title to Property	4/1/2019		Net Exemptions	\$6,043.09	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Acquisition, construction, installation and equipping of campground and facility for entertainment and sales of related services and merchandise in the Town of Bethel. Private funds invested: \$976,852.00. In November 2020 the IDA amended the terms of the PILOT Agreement, to waive the full-time employment goal for two one-year periods, 10/1/19-9/30/20 and 10/1/20-9/30/21. On 6/13/22 the IDA authorized additional benefits relating to an increased project scope. 2022 PILOT information was reported under the previous OSC number, 48011806B. 2022 mortgage and sales tax information was reported under this new OSC number, 48011806C. Starting in 2023 all project information is reported under 48011806C.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	New York State Route 17B	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	33,000.00		
City	BETHEL	Annualized Salary Range of Jobs to be Created	33,000.00	To: 33,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	3.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Yasgur Road Productions, LLC	Project Status			
Address Line1	PO Box 301				
Address Line2					
City	BETHEL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12720	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
67	\$15,205,126.05	\$3,939,842.78	\$11,265,283.27	390

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Additional Comments