

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
548 Broadway
Monticello, New York 12701
845-428-7575
APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION:

Company Name: 26 HOLLAND DEVELOPMENT, LLC

Address: 181 CYPERT ROAD WOODBOURNE, NY 12788

Phone No.: (845) 791-5800

Telefax No.: _____

Email Address: GELSOMINO CONSTRUCTION @ GMAIL.COM

Fed Id. No.: [REDACTED]

Contact Person: GIUSEPPE GELSOMINO

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

Principal Owners (Shareholders/Members/Owners): GIUSEPPE GELSOMINO 100%

Directors/Managers: _____

Officers: _____

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

Form of Entity:

____ Corporation (Sub-s)

Date of incorporation: _____

State of incorporation: _____

____ Partnership

General _____ or Limited _____

Number of general partners _____

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BY: Dmytro

If applicable, number of limited partners _____

Date of formation: _____

Jurisdiction formation: _____

☒ Limited Liability Company/Partnership (number of members 1)

Date of organization: 12/22/2025

State of organization: NEW YORK

☐ Sole Proprietorship

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes___ No___ N/A___ (If so, please append Certificate of Authority.)

B. APPLICANT INFORMATION:

Company Name: Gelsomino and Davis Speech, Occupational
Physical Therapy Services, PLLC
Address: P.O. Box 923
Liberty, NY
Phone No.: 845-439-1182 Cell [REDACTED] 12754
Telefax No.: 845-439-1115
Email Address: gerri.slp@gdtherapy.org Liz.OT@gdtherapy.org
Fed Id. No.: [REDACTED]
Contact Person: Gelardina Gelsomino / Elizabeth Davis

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

Principal Owners (Shareholders/Members/Owners): Gelardina Gelsomino
Elizabeth Davis

Directors/Managers: _____
Officers: _____

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

Form of Entity:

☐ Corporation (Sub-s)

Date of incorporation: _____

State of incorporation: _____

☒ Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation: _____

Jurisdiction formation: _____

☒ Limited Liability Company/Partnership (number of members 3)

Date of organization:

4/11/17

State of organization:

NY

☐ Sole Proprietorship

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

APPLICANT'S COUNSEL

Name: JARED K. HART

Address: 10 HORSESHOE LAKE ROAD KAUNEONGA LAKE, NY 12749

Phone No.: (845) 707-6748

Telefax No.: _____

Email Address: JAREDKHART@GMAIL.COM

II. REQUESTED FINANCIAL ASSISTANCE

Estimated Value

Real Property Tax Abatement (estimated)	\$ <u>TBD -</u>
Mortgage Tax Exemption	\$ <u>60,000.</u>
Sales and Use Tax Exemption	\$ <u>280,000</u>
Issuance by the Agency of Tax Exempt Bonds	\$ <u>Ø</u>

III. PROJECT INFORMATION

A.) Project Location:

Project Address: 26 HOLLAND ROAD FERNDAL, NY 12734
Tax Map Number(s): 36.-1-131.4, 36.-1-131.1, 36.-1-131.3, 37.-1-6.7
Located in the Village of: -
Located in Town of LIBERTY
Located in the School District of LIBERTY
Located in Hamlet of FERNDAL

(i) Are Utilities on Site?

Water/Sewer _____ Electric ✓
Gas _____ Storm Sewer _____

(ii) Present legal owner of the site: THE CENTER FOR DISCOVERY, INC.

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

(iii) Zoning of Project Site: Current: IC Proposed: IC

(iv) Are any variances needed: NO

(v) Principal Use of Project upon completion: EARLY CHILDHOOD
SPECIAL NEEDS DAYCARE/SCHOOL

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

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

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

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

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

E.) Will the Project include facilities or property that will be primarily used in making retail sales of goods or provide services to customers who personally visit such facilities? NO; If yes, please contact the Agency for additional information.

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

PLEASE SEE ATTACHED

G.) COSTS AND BENEFITS OF THE PROJECT

Costs = Financial Assistance

Estimated Sales Tax Exemption	\$ <u>280,000.</u>
Estimated Mortgage Tax Exemption	\$ <u>60,000.</u>
Estimated Property Tax Abatement	\$ <u>TBD-</u>
Estimated Interest Savings IRB Issue	\$ <u>0.</u>

Benefits= Economic Development

Jobs created	\$ <u>7 FULL TIME / 2 PART TIME</u>
Jobs retained	\$ <u>40. FULL TIME / 5 PART TIME</u>
Private funds invested	\$ <u>8,000,000.</u>
Other Benefits	\$ <u>0</u>

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

Construction:	<u>20</u>
Permanent:	<u>7 F.T. / 2 P.T.</u>
Retained (at current facility):	<u>45</u>

Project Costs (Estimates)	
Land and Existing Buildings	\$ <u>1,125,000.</u>
Soft Costs (5%)	\$ <u>375,000.</u>
Other	\$ <u>6,500,000.</u>
Total	\$ <u>8,000,000.</u>

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

THERE IS NO PUBLIC MONEY INVOLVED IN THE PROJECT. THIS IS A TOTAL
\$ 8,000,000. PROJECT WITH 2,000,000. INVESTED BY OWNER AND
\$ 6,000,000 MORTGAGE FROM JEFF BANK.

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

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

7 FULL TIME PERMANENT JOBS WOULD BE CREATED.

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

THE NEW JOBS ARE PROJECTED TO START SEPTEMBER 2027.

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

2 - FULL TIME SPECIAL EDUCATION TEACHERS ± \$60,000. EACH

4 - FULL TIME TEACHING ASSISTANTS ± 35,000 EACH

2 - PART TIME TEACHING ASSISTANTS ± 16,000 EACH

1 - ADMINISTRATIVE ASSISTANT ± 40,000

- 4) An estimate of the number of residents of the economic development region as established pursuant to section two hundred thirty of the Economic Development Law, in which the project is located that would fill such jobs. The

labor market area defined by the agency (Mid-Hudson Economic Development Region)

1,426,946. IS THE POPULATION OF THE REGION PER 2020 CENSUS.

H.) State whether there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the Agency THIS PROJECT WOULD LIKELY NOT BE FEASIBLE WITHOUT THE SULLIVAN COUNTY IDA ASSISTANCE.

IV. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B) First Consideration for Employment. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) Annual Employment Reports. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

E.) Absence of Conflicts of Interest. The Applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described.

F.) The Applicant represents that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

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

G.) The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

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

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

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

(APPLICANT)

Giuseppe Gelsomino
26 HOLLAND DEVELOPMENT, LLC
By: (NAME, TITLE) GIUSEPPE GELSOMINO -
OWNER

Date: 6/10/2026

(APPLICANT)

By: (NAME, TITLE)

Date:

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

GIUSEPPE GELSOMINO, being first duly sworn, deposes and says:

1. That I am the OWNER of 26 HOLLAND DEVELOPMENT, LLC (collectively, the, "Applicant") and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

Giuseppe Gelsomino
(NAME)

Subscribed and affirmed to me under penalties of perjury
this 10 day of June, 2026

Bethanii Padu
(Notary Public)

BETHANII PADU
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01PA0019330
QUALIFIED IN SULLIVAN COUNTY
MY COMMISSION EXPIRES JANUARY 2, 2028

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

(APPLICANT)

Belardina Gelsomino Gelsomino Gelsomino
By: (NAME, TITLE) Co-owner

Date: 6/26/26

(APPLICANT)

By: (NAME, TITLE)

Date: _____

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

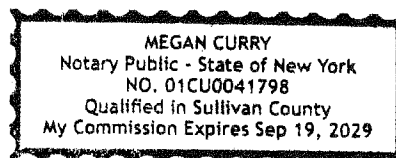
Belardina Gelsomino, being first duly sworn, deposes and says:

1. That I am the Co-owner of Gelsomino and Davis Speech, Occupational Physical Therapy services PLLC (collectively, the "Applicant") and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

Gelsomino
(NAME)

Subscribed and affirmed to me under penalties of perjury
this 26th day of June, 20 26.

Megan Curry
(Notary Public)



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

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

HOLD HARMLESS AGREEMENT

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

(APPLICANT)

Giuseppe Gelsomino
26 HOLLAND DEVELOPMENT

By: (NAME, TITLE) GIUSEPPE GELSOMINO -
OWNER

Date: 6/10/2026

(APPLICANT)

By: (NAME, TITLE)

Date: _____

Sworn to before me this

10 day of June, 2026

Bethanii Padu
Notary Public

BETHANII PADU
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01PA0019330
QUALIFIED IN SULLIVAN COUNTY
MY COMMISSION EXPIRES JANUARY 2, 2028

HOLD HARMLESS AGREEMENT

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

(APPLICANT)

Gerardina Gelsomino Belmonte
By: (NAME, TITLE) Co-owner

Date: 6/26/26

(APPLICANT)

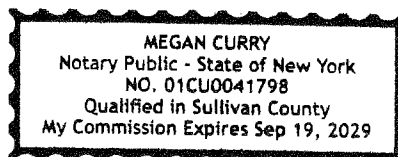
By: (NAME, TITLE)

Date: _____

Sworn to before me this

26th day of June, 2026

Megan Curry
Notary Public



Holland Road Development, LLC is in contract to purchase SBL 36.-1-131.4 (26 Holland Road in Ferndale) to develop the property to be the new home of G&D Schoolhouse, a private early childhood special education preschool currently operating at the old White Sulphur Springs School.

Gelsomino and Davis Speech, Occupational, and Physical Therapy services has been in business since April 2017 primarily servicing Sullivan County children & families. G&D Schoolhouse began in 2022 & continues to grow running a private, early childhood special education preschool for children 2-6 years old. The program currently serves approximately 75 students. The new location will allow this number to grow to service a maximum of 130 students over time and will also require additional staff. Hours of operation are Monday through Friday from 8 am to 4 pm.

We will be renovating the existing building and connecting it to a new building via a hallway. We are currently working on engineering & architecture as efficiently as possible. G&D Schoolhouse is eager to see the new campus completed and relocate their operations as soon as possible.

We are meticulously designing the campus to suit their specific operation with the student experience as our main focus. The liberty planning board has been extremely supportive of the project, we hope to receive conditional site plan approval at a special meeting scheduled for our project on June 16th.

This project would likely not be undertaken without the financial assistance provided by the County of Sullivan Industrial Development Agency. Thank you for your consideration in helping us with our project.