Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date:03/29/2024Status:CERTIFIEDCertified Date:03/29/2024

IDA Projects

IDA Projects	· · · · · · · · · · · · · · · · · · ·		
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012102A		
Project Type		State Sales Tax Exemption	\$0.00
Project Name	234 Main Street LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$9,815.76
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,013.99
Original Project Code		School Property Tax Exemption	\$27,810.42
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$49,640.17
Benefited Project Amount	\$2,587,725.00	Total Exemptions Net of RPTL Section 485-b	\$29,766.69
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	\$5,515.13 \$5,515.13
Not For Profit		Local PILOT	\$6,750.24 \$6,750.24
Date Project approved	8/16/2021	School District PILOT	\$15,625.69 \$15,625.69
Did IDA took Title to Property	Yes	Total PILOT	\$27,891.06 \$27,891.06
Date IDA Took Title to Property	12/1/2021	Net Exemptions	\$21,749.11
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 pa	ayment 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	40,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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	234 Main Street LLC		
Address Line1	390 Park Avenue	Project Status	
Address Line2			
City		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	\$10,214.28
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$26,885.14
Original Project Code	48011606A	School Property Tax Exemption	\$20,796.68
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$960,000.00	Total Exemptions	\$57,896.10
Benefited Project Amount	\$735,000.00	Total Exemptions Net of RPTL Section 485-b	\$57,896.10
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	\$5,882.80 \$5,882.80
Not For Profit	No	Local PILOT	\$15,484.20 \$15,484.20
Date Project approved	6/10/2019	School District PILOT	\$11,977.62 \$11,977.62
Did IDA took Title to Property	Yes	Total PILOT	\$33,344.62 \$33,344.62
Date IDA Took Title to Property	6/10/2019	Net Exemptions	\$24,551.48
Year Financial Assistance is Planned to End	2026	Project Employment Information	
Notes	Formerly 457 Equities, LLC 48010504A, the A		o Corp. on 2/8/16/ The project consists of conversion of three
		ngle two story building for multi-tenant commercial offic	
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	25,000.00
		Created(at Current Market rates)	
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	25,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	33.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	29.00
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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Run Date: 03/29/2024 CERTIFIED Status: Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011702B		
Project Code Project Type		State Sales Tax Exemption	\$0.00
Project Name	Adelaar Developer, 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	48011702A	School Property Tax Exemption	\$0.00
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$0.00
Benefited Project Amount	\$168,679,011.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
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	\$0.00 \$0.00
Not For Profit		Local PILOT	\$0.00 \$0.00
Date Project approved	10/16/2023	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	8/1/2017	Net Exemptions	\$0.00
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.		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	555 Resorts World Drive	Original Estimate of Jobs to be Created	350.00
Address Line2		Average Estimated Annual Salary of Jobs to be	50,000.00
		Created(at Current Market rates)	
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)	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	0.00
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	-	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	48011702A			
Project Code 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	\$857,449.97	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$371,635.56	
Original Project Code		School Property Tax Exemption	\$1,745,801.97	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount		Total Exemptions	\$2,974,887.50	
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$1,805,847.05	
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	\$106,836.83 \$106,836.83	
Not For Profit		Local PILOT	\$46,305.17 \$46,305.17	
Date Project approved	3/13/2017	School District PILOT	\$217,524.00 \$217,524.00	
Did IDA took Title to Property	Yes	Total PILOT	\$370,666.00 \$370,666.00	
Date IDA Took Title to Property	8/1/2017	Net Exemptions	\$2,604,221.50	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Development of an indoor water park resort ho		unit hotel, 20,000 sq ft conference center, 85,000 sq ft indoor	
	water park, 60,000 sq ft lobby, outdoor pools a	water park, 60,000 sq ft lobby, outdoor pools and an outdoor pavilion state for concerts and events. In 2020 the IDA and the project amended the terms of the PILOT		
	Agreement, to waive the full-time employment goal for two one-year periods, 10/1/19-/30/20 and 10/1/20-9/30/21. In October 2023 the IDA and the project amended			
	the terms of the project documents, to extend the PILOT benefit period for a period of two years, and to extend the term of the PILOT, Lease, and Leaseback by two			
	years, to end in 2037. A new OSC number, 48011702B, has been created and beginning in 2024 all project information will be reported using the new OSC number.			
	2023 will be the last year for reporting for 4801			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Joyland Road/ Thompsonville Road	Original Estimate of Jobs to be Created	350.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	50,000.00	
		Created(at Current Market rates)	_	
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	50,000.00	
		Retained(at Current Market rates)	000.00	
Province/Region		Current # of FTEs	268.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	12.00 268.00	
Applicant Information	EDD Droportion	Net Employment Change	200.00	
Applicant Name	EPR Properties 909 Walnut, Suite 200	Dest of Office		
Address Line1		Project Status		
Address Line2				
City	KANSAS CITY	Current Year Is Last Year for Reporting	Yes	
State	MO	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	64106	IDA Does Not Hold Title to the Property	Yes	

 Annual Report for Sullivan County Industrial Development Agency
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 03/29/2024

 Status:
 CERTIFIED

 Fiscal Year Ending:
 12/31/2023

 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	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	\$180,518.02	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$100,619.23	
Original Project Code	48011803B	School Property Tax Exemption	\$323,774.86	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,000,000.00	Total Exemptions	\$604,912.11	
Benefited Project Amount	\$294,250,000.00	Total Exemptions Net of RPTL Section 485-b	\$348,635.93	
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	\$14,312.72 \$14,312.72	
Not For Profit	No	Local PILOT	\$7,977.79 \$7,977.79	
Date Project approved		School District PILOT	\$25,671.11 \$25,671.11	
Did IDA took Title to Property	Yes	Total PILOT	\$47,961.62 \$47,961.62	
Date IDA Took Title to Property	11/18/2019	Net Exemptions	\$556,950.49	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
	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	30,000.00	
		Created(at Current Market rates)		
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	37.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	37.00	
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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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011601A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	BRR Brothers III, LLC. / Sullivan County	Local Sales Tax Exemption	\$0.00
	Fabrications, Inc.		
		County Real Property Tax Exemption	\$8,121.91
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,129.18
Original Project Code		School Property Tax Exemption	\$23,011.35
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$3,900,000.00	Total Exemptions	\$41,262.44
Benefited Project Amount	\$3,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$41,262.44
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	\$4,456.67 \$4,456.67
Not For Profit	No		\$5,454.74 \$5,454.74
Date Project approved	4/18/2016		\$12,626.82 \$12,626.82
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	4/22/2016	Net Exemptions	\$18,724.21
Year Financial Assistance is Planned to End	2037	Project Employment Information	
Notes	The project involves the acquisition of a former egg farm and renovation of the existing facilities to accommodate a metal fabrication factory and storage of		
	manufactured products. In September 2023 this project was assigned to a new entity, Sullivan Glen Wild Corp. A new OSC number, 48012305A, has been created for		
	the Sullivan Glen Wild Corp. project. 2023 employment figures, real property tax exemptions, and PILOTs are recorded under this original OSC number 48011601A.		
	2023 mortgage recording tax exemptions are recorded under the new OSC number 48012305A. 2023 is the last reporting year for 48011601A and beginning in 2024 all project information will be reported under 48012305A.		
Lessting of Project	all project information will be reported under 48		3.00
Location of Project	PO Box 368	# of FTEs before IDA Status	
Address Line1	PO B0X 368	Original Estimate of Jobs to be Created	40,000.00
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00
City	MOUNTAIN DALE	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	12763	Estimated Average Annual Salary of Jobs to be	40,000.00
210 1 1034	12,00	Retained(at Current Market rates)	
Province/Region		Current # of FTEs	14.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	11.00
Applicant Name	Sullivan County Fabrication, Inc.		
Address Line1	PO Box 368	Project Status	
Address Line2			
City	MOUNTAIN DALE	Current Year Is Last Year for Reporting	Yes
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12763	IDA Does Not Hold Title to the Property	

Run Date: Annual Report for Sullivan County Industrial Development Agency 03/29/2024 CERTIFIED Status: Fiscal Year Ending: 12/31/2023 Certified Date: 03/29/2024 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	48011701A			
Project Type		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	\$6,408.01	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,862.70	
Original Project Code		School Property Tax Exemption	\$11,064.19	
Project Purpose Category	Transportation, Communication, Electric,	Mortgage Recording Tax Exemption		
	Gas and Sanitary Services			
Total Project Amount	\$880,600.00	Total Exemptions	\$22,334.90	
Benefited Project Amount	\$97,788.00	Total Exemptions Net of RPTL Section 485-b	\$18,860.40	
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	\$3,123.02	\$3,123.02
Not For Profit	No	Local PILOT	\$2,369.89	\$2,369.89
Date Project approved	1/9/2017	School District PILOT	\$5,392.26	\$5,392.26
Did IDA took Title to Property	Yes	Total PILOT	\$10,885.17	\$10,885.17
Date IDA Took Title to Property	2/1/2017	Net Exemptions	\$11,449.73	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes				a billing error, the project had
	made an overpayment tin 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		
Address Line2		Average Estimated Annual Salary of Jobs to be	27,000.00	
		Created(at Current Market rates)		
City	JEFFERSONVILLE	Annualized Salary Range of Jobs to be Created	25,000.00 To : 35,0	00.00
State	NY	Original Estimate of Jobs to be Retained	10.00	
Zip - Plus4	12748	Estimated Average Annual Salary of Jobs to be	30,000.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	Be Neet, LLC.			
Address Line1	PO Box 57	Project Status		
Address Line2				
City		Current Year Is Last Year for Reporting		
State		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	\$42,304.48 \$42,304.48
Did IDA took Title to Property	Yes	Total PILOT	\$69,676.52 \$69,676.52
Date IDA Took Title to Property	2/21/2006	Net Exemptions	-\$69,676.52
Year Financial Assistance is Planned to End	2026	Project Employment Information	
Notes	Construction of a performing arts center locate makes these payments through the IDA.		k exempt, but wanted to pay taxes on some of its parcels. It
Location of Project	makes these payments through the IDA.	# of FTEs before IDA Status	0.00
Address Line1	One Cablevision Center	Original Estimate of Jobs to be Created	15.00
Address Line1	Che Cablevision Center	Average Estimated Annual Salary of Jobs to be	51,500.00
Address Linez		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	0.00
p		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	112.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	35.00
Applicant Information		Net Employment Change	112.00
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	\$1,431.09
Project Name	Catskill Hospitality Holding, LLC	Local Sales Tax Exemption	\$1,431.08
	,	County Real Property Tax Exemption	\$34,657.00
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$15,021.02
Original Project Code	48011805B	School Property Tax Exemption	\$70,563.02
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$9,592,000.00	Total Exemptions	\$123,103.21
Benefited Project Amount	\$8,692,000.00	Total Exemptions Net of RPTL Section 485-b	\$67,346.82
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	\$5,786.36 \$5,786.36
Not For Profit	No	Local PILOT	\$2,507.92 \$2,507.92
Date Project approved	2/8/2021	School District PILOT	\$11,781.27 \$11,781.27
Did IDA took Title to Property	Yes	Total PILOT	\$20,075.55 \$20,075.55
Date IDA Took Title to Property	8/1/2018	Net Exemptions	\$103,027.66
Year Financial Assistance is Planned to End	2037	Project Employment Information	
	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 (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	40,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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	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	



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010705A		
Project Code 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	\$8,431.34
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$16,360.06
Original Project Code		School Property Tax Exemption	\$23,888.03
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$1,175,000.00	Total Exemptions	\$48,679.43
Benefited Project Amount	\$881,250.00	Total Exemptions Net of RPTL Section 485-b	\$43,474.55
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	\$5,526.80 \$5,526.80
Not For Profit	No	Local PILOT	\$10,724.14 \$10,724.14
Date Project approved	2/23/2007	School District PILOT	\$15,658.77 \$15,658.77
Did IDA took Title to Property	Yes	Total PILOT	\$31,909.71 \$31,909.71
Date IDA Took Title to Property	10/22/2007	Net Exemptions	\$16,769.72
Year Financial Assistance is Planned to End	2018	Project Employment Information	
Notes	Renovate and expand an existing vacant buildi		nic minority group. Sold to Center One Holdings on 12/2013,
	PILOT remains the same. Planned end year is		
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	22,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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	22001/11/1		
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information		
	48011502A	FIDJECT TAX EXEMPTIONS & PILOT			
Project Code		State Cales Tay Evenution	<u>¢0.00</u>		
Project Type	Lease Deb El Food Products LLC	State Sales Tax Exemption	\$0.00 \$0.00		
Project Name	Deb El Food Products LLC	Local Sales Tax Exemption			
		County Real Property Tax Exemption	\$14,609.01		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,331.83		
Original Project Code		School Property Tax Exemption	\$29,744.53		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount		Total Exemptions	\$50,685.37		
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$50,685.37		
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			
Not For Profit	No	Local PILOT			
Date Project approved	4/13/2015	School District PILOT	\$30,449.92 \$30,449.92		
Did IDA took Title to Property	Yes	Total PILOT	\$51,887.38 \$51,887.38		
Date IDA Took Title to Property	10/10/2015	Net Exemptions	-\$1,202.01		
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Construction of building additions to existing e	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	30,000.00		
		Created(at Current Market rates)			
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	30,000.00		
		Retained(at Current Market rates)			
Province/Region		Current # of FTEs	111.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	12.00		
Applicant Information		Net Employment Change	101.00		
Applicant Name	Deb El Food Products LLC				
Address Line1	63 Kutger Road	Project Status			
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				

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011802B		
Project Code Project Type		State Sales Tax Exemption	\$429.32
Project Name	Doetsch Family II, LLC.	Local Sales Tax Exemption	\$429.31
		County Real Property Tax Exemption	\$20,335.76
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$15,431.71
Original Project Code	48011802A	School Property Tax Exemption	\$35,112.09
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$71,738.19
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$45,135.18
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	
Not For Profit	No	Local PILOT	
Date Project approved	10/15/2018	School District PILOT	\$2,219.73 \$2,219.73
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	6/1/2018	Net Exemptions	\$67,257.30
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	45,200.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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	Doetsch Family II, LLC.		
Address Line1	1216 Hinman Avenue	Project Status	
Address Line2			
City	EVANSTON	Current Year Is Last Year for Reporting	
State		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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012208A		
Project Code Project Type		State Sales Tax Exemption	\$1,398.64
Project Type Project Name	Doetsch Family III Old Ross House	Local Sales Tax Exemption	\$1,398.64
Floject Name		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	\$0.00
Total Project Amount		Total Exemptions	\$2,797.28
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$750.00	i net payment mormation	Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00 \$0.00
Not For Profit	No	Local PILOT	
Date Project approved	9/12/2022	School District PILOT	\$0.00 \$0.00
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	9/14/2022	Net Exemptions	\$2,797.28
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes	Renovation of an existing residential building for	or use as a four unit lodging facility and small spa. PILC	DT payments to begin in 2024.
Location of Project	<u> </u>	# of FTEs before IDA Status	0.00
Address Line1	9291 State Route 97	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	50,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	2.00
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011906B		
Project Type		State Sales Tax Exemption	\$0.00
Project Name		Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$2,667.56
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$2,024.27
Original Project Code	48011906A	School Property Tax Exemption	\$4,605.86
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$9,297.69
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$9,297.69
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	\$1,833.68 \$1,833.68
Not For Profit	No	Local PILOT	\$1,391.48 \$1,391.48
Date Project approved	5/11/2020	School District PILOT	\$3,166.07 \$3,166.07
Did IDA took Title to Property	Yes	Total PILOT	\$6,391.23 \$6,391.23
Date IDA Took Title to Property	5/1/2020	Net Exemptions	\$2,906.46
Year Financial Assistance is Planned to End	2037	Project Employment Information	
	and closed on a sales tax abatement transaction	on (48011906A). In 2020 the IDA approved a reduction	nds invested. In November 2019 the IDA approved the project, in FTE goal for the project, and closed on a lease/ leaseback formation is reported under 48011906B. First PILOT payment
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	0.00
		Created(at Current Market rates)	
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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Fiscal Year Ending: 12/31/2023

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	\$76,415.63
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$33,120.02
Original Project Code		School Property Tax Exemption	\$155,585.23
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$65,000,000.00	Total Exemptions	\$265,120.88
Benefited Project Amount	\$65,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$265,120.88
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	\$73,387.97 \$73,387.97
Not For Profit		Local PILOT	\$31,807.78 \$31,807.78
Date Project approved	3/19/2013	School District PILOT	\$149,420.81 \$149,420.81
Did IDA took Title to Property	Yes	Total PILOT	\$254,616.56 \$254,616.56
Date IDA Took Title to Property	10/23/2013	Net Exemptions	\$10,504.32
Year Financial Assistance is Planned to End	2030	Project Employment Information	
	s 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	50,000.00
		Created(at Current Market rates)	
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		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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Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011603B		
Project Type		State Sales Tax Exemption	\$163.676.37
Project Name	Empire Resorts Real Estate I, LLC	Local Sales Tax Exemption	\$163,676.37
		County Real Property Tax Exemption	\$32,072.84
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$13,091.00
Original Project Code		School Property Tax Exemption	\$65,301.57
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$33,700,000.00	Total Exemptions	\$437,818.15
Benefited Project Amount	\$31,838,750.00	Total Exemptions Net of RPTL Section 485-b	\$93,687.71
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	\$30,860.61 \$30,860.61
Not For Profit	No	Local PILOT	\$13,375.59 \$13,375.59
Date Project approved	3/30/2022	School District PILOT	\$62,833.42 \$62,833.42
Did IDA took Title to Property	Yes	Total PILOT	\$107,069.62 \$107,069.62
Date IDA Took Title to Property	12/22/2016	Net Exemptions	\$330,748.53
Year Financial Assistance is Planned to End	2039	Project Employment Information	
	\$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. \$375,000,000 mortgage refinance approved in 2022 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	
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	25.00
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		Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	

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Fiscal Year Ending: 12/31/2023

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

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Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011707C		r ayment information	
Project Code	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	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	48011707B	School Property Tax Exemption	\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,200,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$52,175,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
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		\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	10/16/2023	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00
Date IDA Took Title to Property	10/23/2013	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
	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 is 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		
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00	
		Created(at Current Market rates)		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	40,000.00 To : 4	0,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
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		Current Year Is Last Year for Reporting		
State	I NY	There is no Debt Outstanding for this Project	1	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011707B		
Project Type		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	\$137,033.13
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$59,392.83
Original Project Code	48011707A	School Property Tax Exemption	\$279,004.86
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$475,430.82
Benefited Project Amount	\$52,175,000.00	Total Exemptions Net of RPTL Section 485-b	\$314,824.96
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	\$9,643.94 \$9,643.94
Not For Profit		Local PILOT	\$4,179.87 \$4,179.87
Date Project approved	3/30/2022	School District PILOT	\$19,635.44 \$19,635.44
Did IDA took Title to Property	Yes	Total PILOT	\$33,459.25 \$33,459.25
Date IDA Took Title to Property	10/23/2013	Net Exemptions	\$441,971.57
Year Financial Assistance is Planned to End	2034	Project Employment Information	
	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 is 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	
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00
		Created(at Current Market rates)	
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	888 Resorts World Drive	Project Status	
Address Line2			
City	MONTICELLO	Current Year Is Last Year for Reporting	Yes
	NY	There is no Debt Outstanding for this Project	Yes

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Fiscal Year Ending: 12/31/2023

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	48011808A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Forestburgh Property, LLC.	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$11,978.30
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,003.07
Original Project Code		School Property Tax Exemption	\$24,779.33
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$4,500,000.00	Total Exemptions	\$45,760.70
Benefited Project Amount	\$3,300,000.00	Total Exemptions Net of RPTL Section 485-b	\$45,760.70
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	\$11,978.30 \$11,978.30
Not For Profit	No	Local PILOT	\$9,003.07 \$9,003.07
Date Project approved	12/17/2018	School District PILOT	\$24,779.33 \$24,779.33
Did IDA took Title to Property	No	Total PILOT	
Date IDA Took Title to Property		Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2035	Project Employment Information	
	9/30/20 and 10/1/20-9/30/21. In 2022 the IDA	and the project executed an amendment to the project	the full-time employment goal for two one-year periods, 10/1/19- documents, to make PILOT payments equal to taxes prior to uthorize the IDA to terminate the project if construction has not
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	80 Tannery Road	Original Estimate of Jobs to be Created	12.00
Address Line2		Average Estimated Annual Salary of Jobs to be	35,000.00
		Created(at Current Market rates)	
City	FORESTBURGH	Annualized Salary Range of Jobs to be Created	30,000.00 To : 40,000.00
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	Forestburgh Property, LLC.		
Address Line1	182 DeGraw Street, Unit 3	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	11231	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	



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Conorol Broject Information		Dreject Tex Exemptions & DILOT	Doumont Information	
General Project Information	48011506A	Project Tax Exemptions & PILOT	Payment Information	
Project Code		State Salas Tay Evenution	\$ 0.00	
Project Type	Lease Four Goats, LLC.	State Sales Tax Exemption	\$0.00 \$0.00	
Project Name	Four Goats, LLC.	Local Sales Tax Exemption	\$0.00 \$8.468.44	
Ducingt Dant of Amothem Dhases on Multi Dhases	Na	County Real Property Tax Exemption	+-)	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,154.49	
Original Project Code	Detel Trade	School Property Tax Exemption	\$19,099.52	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount		Total Exemptions	\$32,722.45	
Benefited Project Amount	\$24,000.00	Total Exemptions Net of RPTL Section 485-b	\$32,722.45	
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	\$5,797.63	\$5,797.63
Not For Profit		Local PILOT	\$3,528.85	\$3,528.85
Date Project approved	10/19/2015	School District PILOT	\$13,075.84	\$13,075.84
Did IDA took Title to Property	Yes	Total PILOT	\$22,402.32	\$22,402.32
Date IDA Took Title to Property	12/15/2015	Net Exemptions	\$10,320.13	
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 C	Soats, LLC. The Agency consent	ted to this transfer on 10/19/15.
		venience/retail store and office space. Project located		
	the transfer to Four Goats, LLC the Empire Zor	ne status ended. Project pays a PILOT based on formu	a set forth in PILOT Agreement.	
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	24,000.00	
		Created(at Current Market rates)		
City	NEVERSINK	Annualized Salary Range of Jobs to be Created	24,000.00 To : 24,0	00.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12765	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
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	Four Goats, LLC.			
Address Line1	539 Broadway	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		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012303A			
Project Type	Lease	State Sales Tax Exemption	\$1,235.40	
Project Name	Homestedt LLC & North Branch Cider Mill LLC	Local Sales Tax Exemption	\$1,235.40	
		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	Retail Trade	Mortgage Recording Tax Exemption	\$610.00	
Total Project Amount	\$1,417,000.00	Total Exemptions	\$3,080.80	
Benefited Project Amount	\$1,402,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
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	8/14/2023	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	9/1/2023	Net Exemptions	\$3,080.80	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes	Proposed renovation and redevelopment of No		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		
Address Line2		Average Estimated Annual Salary of Jobs to be	53,500.00	
		Created(at Current Market rates)		
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		
Zip - Plus4	12766	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	5.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	North Branch Cider Mill LLC & Homestedt 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,	Local Sales Tax Exemption	\$0.00
i rojeot nume	LLC.		
		County Real Property Tax Exemption	\$7,709.48
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,160.51
Original Project Code		School Property Tax Exemption	\$26,780.94
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$2,304,750.00	Total Exemptions	\$40,650.93
Benefited Project Amount	\$1,804,750.00	Total Exemptions Net of RPTL Section 485-b	\$36,338.45
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	\$3,185.54 \$3,185.54
Not For Profit	No	Local PILOT	\$2,545.51 \$2,545.51
Date Project approved	11/28/2016	School District PILOT	\$11,065.83 \$11,065.83
Did IDA took Title to Property	Yes	Total PILOT	\$16,796.88 \$16,796.88
Date IDA Took Title to Property	11/28/2016	Net Exemptions	\$23,854.05
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 manuf	acturer, at the Airport Industrial park. The project seeks to develop
	value added agricultural products and to increa	se freezer space for an existing farm. On 4/10/17, a \$4	100,000 mortgage was approved to facilitate the project.
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	37,500.00
		Created(at Current Market rates)	
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	
Zip - Plus4	12786	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
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		
Address Line1	80 Brooks Road	Project Status	
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	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010303A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Ideal Snacks Inc.	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$69,946.65
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$211,307.98
Original Project Code		School Property Tax Exemption	\$239,858.24
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	
Total Project Amount	\$1,200,000.00	Total Exemptions	\$521,112.87
Benefited Project Amount	\$900,000.00	Total Exemptions Net of RPTL Section 485-b	\$514,121.40
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	\$57,183.70 \$57,183.70
Not For Profit		Local PILOT	\$172,751.28 \$172,751.28
Date Project approved	11/12/2002	School District PILOT	\$196,092.05 \$196,092.05
Did IDA took Title to Property	Yes	Total PILOT	\$426,027.03 \$426,027.03
Date IDA Took Title to Property	8/8/2003	Net Exemptions	\$95,085.84
Year Financial Assistance is Planned to End	2023	Project Employment Information	
Notes	Expansion of an existing manufacturing facility		s involved in this project are located in an Empire Zone and
			to-Lay, Inc. becoming successor to Ideal Snacks Corp. with
	respect to the project documents.		
Location of Project		# of FTEs before IDA Status	50.00
Address Line1	89 Mill Street	Original Estimate of Jobs to be Created	10.00
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00
		Created(at Current Market rates)	
City	LIBERTY	Annualized Salary Range of Jobs to be Created	25,000.00 To : 25,000.00
State	NY	Original Estimate of Jobs to be Retained	50.00
Zip - Plus4	12754	Estimated Average Annual Salary of Jobs to be	25,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	490.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	440.00
Applicant Name	Ideal Snacks Inc.		
Address Line1	89 Mill Street	Project Status	
Address Line2			
City	LIBERTY	Current Year Is Last Year for Reporting	Yes
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12754	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	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	\$3,391.92
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,710.42
Original Project Code		School Property Tax Exemption	\$11,782.73
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$510,000.00	Total Exemptions	\$17,885.07
Benefited Project Amount	\$510,000.00	Total Exemptions Net of RPTL Section 485-b	\$17,885.07
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	\$1,753.97 \$1,753.97
Not For Profit		Local PILOT	\$1,401.57 \$1,401.57
Date Project approved	9/30/2014	School District PILOT	\$6,092.88 \$6,092.88
Did IDA took Title to Property	Yes	Total PILOT	\$9,248.42 \$9,248.42
Date IDA Took Title to Property	10/1/2014	Net Exemptions	\$8,636.65
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.		
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	35,000.00
		Created(at Current Market rates)	
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	7.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	3.00
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	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12786	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	48011203A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Loughlin & Billig, PC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$2,203.59
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$5,800.09
Original Project Code		School Property Tax Exemption	\$4,486.59
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$329,000.00	Total Exemptions	\$12,490.27
Benefited Project Amount	\$300,000.00	Total Exemptions Net of RPTL Section 485-b	\$12,490.27
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	\$1,677.80 \$1,677.80
Not For Profit	No	Local PILOT	\$4,416.16 \$4,416.16
Date Project approved	7/18/2012	School District PILOT	\$3,416.07 \$3,416.07
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	7/24/2012	Net Exemptions	\$2,980.24
Year Financial Assistance is Planned to End	2033	Project Employment Information	
Notes	Rehabilitation of a vacant building on Broadwa		n late 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	
Location of Project		# of FTEs before IDA Status	30.00
Address Line1	461 Broadway	Original Estimate of Jobs to be Created	15.00
Address Line2		Average Estimated Annual Salary of Jobs to be	35,000.00
		Created(at Current Market rates)	
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	35,000.00 To : 35,000.00
State	NY	Original Estimate of Jobs to be Retained	30.00
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	35,000.00
		Retained(at Current Market rates)	
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	Loughlin & Billig, PC		
Address Line1	461 Broadway	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	
Country	USA		

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Run Date: 03/29/2024 CERTIFIED Status: Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012304A		
Project Type	Lease	State Sales Tax Exemption	\$11,000.00
Project Name	M E P Wholesalers Corp. & Gibbers Estates	Local Sales Tax Exemption	\$11,000.00
		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	Retail Trade	Mortgage Recording Tax Exemption	\$21,000.00
Total Project Amount	\$2,525,000.00	Total Exemptions	\$43,000.00
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	
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	11/13/2023	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	\$43,000.00
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes	construction of an approximately 15,000 square office and warehousing space.		itioning, and electrical supply retail sales facility with accessory
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	68,000.00
		Created(at Current Market rates)	
City	SOUTH FALLSBURG	Annualized Salary Range of Jobs to be Created	55,000.00 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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	5.00
Applicant Information		Net Employment Change	0.00
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	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12751	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	48012006A	······································	
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	MHC 83 (HW PORTFOLIO) LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$25,292.99
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$27,546.78
Original Project Code	48010306A	School Property Tax Exemption	\$86,733.69
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$6,900,000.00	Total Exemptions	\$139,573.46
Benefited Project Amount	\$6,675,000.00	Total Exemptions Net of RPTL Section 485-b	\$135,112.51
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	\$16,498.09 \$16,498.09
Not For Profit	No	Local PILOT	\$17,968.19 \$17,968.19
Date Project approved	7/31/2020	School District PILOT	\$56,574.56 \$56,574.56
Did IDA took Title to Property	Yes	Total PILOT	\$91,040.84 \$91,040.84
Date IDA Took Title to Property	8/26/2020	Net Exemptions	\$48,532.62
Year Financial Assistance is Planned to End	2024	Project Employment Information	
Notes	Acquisition of existing storage facility and office	space. See original project code 48010306A. The ori	ginal project code was closed out as of 12/31/20 and beginning in
	2021 all project information is reported under 4		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	1695 State Route 52	Original Estimate of Jobs to be Created	3.00
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00
		Created(at Current Market rates)	
City	LIBERTY	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	12754	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	0.00
Province/Region	United States	Current # of FTEs	3.00 0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	
Applicant Information	MHC 83 (HW Portfolio) LLC	Net Employment Change	3.00
Applicant Name Address Line1	41 Flatbush Ave.	Project Ofering	
	41 Flatbush Ave.	Project Status	
Address Line2	PDOOKLVN		
City	BROOKLYN	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	11217	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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Constal Draiget Information		Draiget Tax Exampliana & DILOT	Doumont Information	
General Project Information	400404004	Project Tax Exemptions & PILOT	Payment Information	
Project Code	48010403A	Otata Oalea Tau Franzistian	<u>*0.00</u>	
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	\$31,106.65	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,905.30	
Original Project Code		School Property Tax Exemption	\$104,347.34	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions	\$148,359.29	
Benefited Project Amount	\$2,550,000.00	Total Exemptions Net of RPTL Section 485-b	\$148,359.29	
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	\$22,396.79 \$22,396.79	
Not For Profit	No	Local PILOT	\$9,291.82 \$9,291.82	
Date Project approved	10/12/2004	School District PILOT	\$75,130.08 \$75,130.08	
Did IDA took Title to Property	Yes	Total PILOT	\$106,818.69 \$106,818.69	
Date IDA Took Title to Property	10/24/2004	Net Exemptions	\$41,540.60	
Year Financial Assistance is Planned to End	2015	Project Employment Information		
Notes	Renovation and equipping of a 53,000 sq ft ma	nufacturing 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 transfered the proje	ct to Nonni's Acquisition Company that resulted in a ne		
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	25,000.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	50.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	50.00	
Applicant Name	Nonni's Food Company Inc / Mamma Says			
Address Line1	One Westbrook Corporation Center	Project Status		
Address Line2		-		
City	WESTCHESTER	Current Year Is Last Year for Reporting		
State	IL	There is no Debt Outstanding for this Project		
Zip - Plus4	60154	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012301A		
Project Type	Lease	State Sales Tax Exemption	\$132,061.10
Project Name	Maude Crawford Realty, LLC & Bridgeville	Local Sales Tax Exemption	\$132,061.10
	Ski Co., Inc. dba Holiday Mountain		
		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	\$50,000.00
Total Project Amount	\$5,000,000.00	Total Exemptions	\$314,122.20
Benefited Project Amount	\$5,000,000.00	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
Not For Profit		Local PILOT	\$0.00 \$0.00
Date Project approved	4/25/2023	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	5/31/2023	Net Exemptions	\$314,122.20
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes	Acquisition and rehabilitation of Holiday Mount	ain Ski & Fun Park.	
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	18,500.00
		Created(at Current Market rates)	
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	18,500.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	5.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	20.00
Applicant Information		Net Employment Change	-3.00
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	
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
	48011602A		
Project Code		State Cales Tay Evenution	¢0.00
Project Type	Lease	State Sales Tax Exemption	\$0.00 \$0.00
Project Name	Metallized Carbon Corporation	Local Sales Tax Exemption	
	N1	County Real Property Tax Exemption	\$8,369.99
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,244.04
Original Project Code		School Property Tax Exemption	\$17,209.25
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$3,940,212.00	Total Exemptions	\$35,823.28
Benefited Project Amount	\$3,727,712.00	Total Exemptions Net of RPTL Section 485-b	\$27,687.02
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	\$1,961.14 \$1,961.14
Not For Profit		Local PILOT	\$2,400.33 \$2,400.33
Date Project approved	6/20/2016	School District PILOT	\$4,032.23 \$4,032.23
Did IDA took Title to Property	Yes	Total PILOT	\$8,393.70 \$8,393.70
Date IDA Took Title to Property	7/1/2016	Net Exemptions	\$27,429.58
Year Financial Assistance is Planned to End	2032	Project Employment Information	
Notes	Expansion project into Sullivan County that ma	anufactures engineered carbon/graphite products. Proje	ct involves the acquisition of unimproved land in the Glen Wild
	Wild Industrial Park and improvements to acco	mmodate a metal fabrication business and storage of n	nanufactured 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	40,000.00
		Created(at Current Market rates)	
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	40,000.00
		Retained(at Current Market rates)	
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	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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010702A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Millennium Pipeline Company LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$216,761.00
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$325,140.00
Original Project Code		School Property Tax Exemption	\$922,538.00
Project Purpose Category	Transportation, Communication, Electric,	Mortgage Recording Tax Exemption	
	Gas and Sanitary Services		
Total Project Amount	\$60,000,000.00	Total Exemptions	\$1,464,439.00
Benefited Project Amount	\$45,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,464,439.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$240,097.84 \$240,097.84
Not For Profit	No	Local PILOT	\$162,061.08 \$162,061.08
Date Project approved	12/19/2006	School District PILOT	\$444,516.90 \$444,516.90
Did IDA took Title to Property	Yes	Total PILOT	\$846,675.82 \$846,675.82
Date IDA Took Title to Property	6/19/2007	Net Exemptions	\$617,763.18
Year Financial Assistance is Planned to End	2024	Project Employment Information	
Notes			
		nties. (Numbers listed are for the Sullivan County porti	
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	One Blue Hill Plaza	Original Estimate of Jobs to be Created	17.00
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00
		Created(at Current Market rates)	
City	PEARL RIVER	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	10965	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
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	Millennium Pipeline Company LLC		
Address Line1	One Blue Hill Plaza, 7th Floor	Project Status	
Address Line2			
City	PEARL RIVER	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10965	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011002A			
Project Code Project Type		State Sales Tax Exemption	\$0.00	
Project Type Project Name		Local Sales Tax Exemption	\$0.00	
Froject Name		County Real Property Tax Exemption	\$48,368.09	
Dreiget Dart of Another Dhoos, or Multi Dhoos	No		\$38,650.10	
Project Part of Another Phase or Multi Phase	INU	Local Property Tax Exemption	\$99,270.24	
Original Project Code	Other Categories	School Property Tax Exemption	\$99,270.24	
Project Purpose Category		Mortgage Recording Tax Exemption	\$186,288,43	
Total Project Amount		Total Exemptions	+)	
Benefited Project Amount	\$750,000.00	Total Exemptions Net of RPTL Section 485-b	\$186,288.43	
Bond/Note Amount	A	Pilot payment Information		
Annual Lease Payment	\$2,500.00		Actual Payment Made Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	12/8/2009	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT		
Date IDA Took Title to Property	8/31/2010	Net Exemptions	\$116,011.12	
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.			
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	20,000.00	
		Created(at Current Market rates)		
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	20,000.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-1.00	
Applicant Name	Mogenavland, Camp Heller, Sternberg Inc	· - •		
Address Line1	Room 1019	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	10010	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Project Code 48011003A Intervention State Sales Tax Exemption 50.00 Project Name Mogenavland - Town of Tusten Local Sales Tax Exemption 50.00 Project Name Mogenavland - Town of Tusten Local Sales Tax Exemption 52.02 Project Another Phase or Multi Phase No Local Property Tax Exemption 52.0127.66 Project Purpse Category Other Categories Morgage Recording Tax Exemption 51.00.907.55 Benefied Project Anount \$5.000.00 Total Exemptions 5100.907.55 Bond/Note Anount Plot payment Information Actual Payment Nace Payment Due Per Agreement Affinities Property Tax Exemptions \$100.907.55 \$5.547.26 \$5.57.26 Bond/Note Anount County Payment Information Payment Due Per Agreement \$5.875.26 \$5.875.26 Affinities Property Tax Exemptions \$1.050.51 \$5.575.26 \$5.575.26 \$5.575.26 Date Project approved Yeas Total Exemptions \$1.050.51 \$2.945.03 \$29.455.03 Year Financial Assistance is Planned to End 2025 Stotas \$2.575.26 \$2.587.2	General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Type Lease State Sales Tax Exemption 50.00 Project Parte Mogenavand - Town of Tusten Local Sales Tax Exemption 50.00 Project Part of Another Phase No Local Sales Tax Exemption 520.289.79 Original Project Code School Property Tax Exemption 550.0127.66 Project Parose Categoy Other Categories Mortgage Recording Tax Exemption 50.00 Boneffied Project Amount 537.000.00 Total Exemptions 510.907.75 Boneffied Project Amount 525.00.00 Total Exemptions 510.0907.75 Boneffied Project Amount 525.00.00 Other Categories County PILOT 85.613.63 58.673.63 Boneffied Project Amount 525.00.00 County PILOT 58.635.63 58.673.63 58.5473.63 Box Project approved 128/200.9 School Datrict PILOT 58.535.63 58.545.63 Date Dhote Taget approved 128/200.9 Total PILOT 58.563.63 58.545.63 Date Dhote Taget approved 128/200.9 Total PILOT 58.563.63 58.545.23 Date Dhote Taget apport Ve		480110024	Project Tax Exemptions & PILOT		
Project Name Mog mod 1-Town of Tusten Local Sales Tax Exemption 50:00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 52:02:08:76 Project Purpose Category Other Categories School Property Tax Exemption 50:00 Project Purpose Category Other Categories Mortgage Recording Tax Exemption 50:00.007.85 Benefited Project Amount 53:50:00:00 Total Exemptions 51:00.907.85 Benefited Project Amount 52:50:00 Total Exemptions 51:00.907.85 Benefited Project Amount 52:50:00 Retuit Parment Made Payment Due Per Agreement Annual Lesse Payment 52:50:00 Retuit Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PLOT 55:43:85 55:43:85 Date Project approved 12/8/2009 School District PLOT 55:63:63:20 51:63:05:92 Did DA took Title to Property Kes Total Exemptions 57:45:20 52:94:65:03 Year Financial Assistance is Planned to End 20:02 Project Emptyoment Information 71:45:29:2 51:63:05:92 52:94:65:03 <th></th> <th></th> <th>State Salas Tay Evenution</th> <th>¢0.00</th>			State Salas Tay Evenution	¢0.00	
Project Part of Another Phase of Multi Phase No County Real Property Tax Exemption S29,287.3 Project Part of Another Phase of Multi Phase No Local Property Tax Exemption S20,127.86 Project Part of Another Phase of Multi Phase Other Categories Mortagae Recording Tax Exemption S0.00 Benefited Project Amount \$35,000,00.00 Total Exemptions S100,907.95 Benefited Project Amount \$350,000.00 Total Exemptions S100,907.95 BondMote Amount \$20,000 Other Status \$100,907.95 Annual Lease Payment \$20,000 County PhLOT \$8,643.85 Not For Forbit No Local PhLOT \$8,643.85 Not For Forbit No Local PhLOT \$8,643.85 Did Da took Tritle to Property Yes Total Phase \$10,907.85 Pate Financial Assistance is Planmet 0 \$10,300 \$10,303.92 \$15,033.92 Did Da took Tritle to Property Yes Total PhLOT \$15,035.92 \$29,455.03 Year Financial Assistance is Planmet 0 Edd Edd Project Employment Information \$10,010				\$0.00	
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption S0:0127:66 Original Project Code School Property Tax Exemption \$8:10:50 \$8:10:50 Project Purpose Category: Other Categories Mortgage Recording Tax Exemption \$8:00 Benefited Project Amount \$750,000.00 Total Exemptions \$100,907.95 Bond/Not Amount \$250.00 Actual Payment Made Payment Due Per Agreement Annual Lease Payment \$2,500.00 Actual Payment Made Payment Due Per Agreement Not for Profit No or Status \$8,643.85 \$8,643.85 \$8,643.85 Date Project approved 128/2009 School District PLO \$8,676.26 \$8,676.26 Did DA took Title to Property Yes Total Exemptions \$8,77.62 \$8,87.63 Year Financial Assistance is Planned to End 2025 \$15,035.92 \$15,035.92 \$15,035.92 Year Financial Assistance is Planned to End 2025 Year Financial Assistance is Planned to End \$000 C Year Financial Assistance is Planned to End 2025 Year Financial Assistance is Planned End \$000 <th>Project Name</th> <th>Mogenaviand - Town of Tusten</th> <th></th> <th></th>	Project Name	Mogenaviand - Town of Tusten			
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Project Purpose Category Other Categories Mortgage Recording Tax Exemption \$0.00 Total Exemptions \$0.000.00 Total Exemptions \$100.907.95 Benefited Project Amount \$750.000.00 Total Exemptions Net of RPTL Section 485-b \$100.907.95 Bond/Note Amount \$2.00 Attail Payment Information Project Amount \$2.00.00 Annual Lease Payment \$2.00.00 County PLIOT \$8,543.85 \$8,543.85 Not For Projet Not For Profit No Local PLIOT \$8,752.80 \$2.957.20 Date Project approved 12///2000 School District PLIOT \$2.957.20 \$2.9455.03 \$2.9455.03 Date IDA Took Tritle to Property Yes Total PLIOT \$2.9455.03 \$2.9455.03 Year Financial Assistance is Planned to End 2025 Project Employment Information Yes Notes Bringing at ax exempt camp back on the tax rolls. PLIOT payments started in 20.5 2.000 Carap Utopia Road Ortiginal Estimate of Jobs to be Created 2.000 2.000.00 Address Line YC amp Utopia Road Ortiginal Estimate of Jobs to be Created </th <th></th> <th>NO</th> <th></th> <th></th>		NO			
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Annual Lease Payment \$2,500.00 Annual Lease Payment Actual Payment Made Payment Due Per Agreement Rederal Tax Status of Bonds County PILOT \$8,643.85 \$8,543.85 Not For Profit No County PILOT \$8,6743.85 \$8,543.85 Date Project approved 12/8/2009 School District PILOT \$15,035.92 \$15,035.92 Did IDA took Title to Property 8/31/2010 Net Exemptions \$71,452.92 \$29,455.03 \$29,455.03 Year Financial Assistance is Planned to End 2025 Project Employment Information \$24,955.03 \$29,455.03 Not Gor Project 8/31/2010 Net Exemptions \$71,452.92 Year Financial Assistance is Planned to End 2025 Project Employment Information \$20,000.00 Not Gor Project # of FTEs before IDA Status 9.00 \$20,000.00 \$20,000.00 Address Line1 97 Camp Utopia Road Original Estimate of Jobs to be Created 20,000.00 \$20,000.00 City NARROWSBURG Annual Zalary of Jobs to be 20,000.00 \$20,000.00 Zip - Plus4 12/64 Estimate	· · · · · · · · · · · · · · · · · · ·	\$750,000.00		\$100,907.55	
Federal Tax Status of BondsCounty PILOT88,543,85\$8,543,85Not For ProfitNoLocal PILOT\$8,572,26\$5,675,26Date Project approved12/8/2009School District PILOT\$15,035,92\$15,035,92Did IDA took Title to PropertyYesTotal PILOT\$29,455.03\$29,455.03Date IDA Took Title to Property8/31/2010Note Exemptions\$71,452.92Year Financial Assistance is Planned to End2025Project Employment InformationNoteBringing a tax exempt camp back on the tax rolls.PILOT payments stated in 2015.Location of Project97 Camp Utopia RoadOriginal Estimate of Jobs to be Created0.00Address Line297 Camp Utopia RoadAverage Estimated Annual Salary of Jobs to be Created0.00Address Line2NYOriginal Estimate of Jobs to be Created0.00.00Total PILOT12764Estimated Average Annual Salary of Jobs to be Created0.00.00Total PILOT12764FTE Construction Jobs during Fiscal Year0.00Province/RegionMogenavland LLCNet Employment Change73.00Applicant InformationMogenavland LLCNet Employment Change73.00Address Line2NYCurrent Year Is Last Year for Reporting53.00Address Line1Apt 3CThere is no Debt Outstanding for this ProjectAddress Line2NYThere is no Debt Outstanding for this ProjectAddress Line1NYThere is no Debt Outstanding for this ProjectAddress Line2NYThere is no Deb	Bond/Note Amount		Pilot payment Information		
Not For ProfitNoLocal PILOT\$5.875.26\$5.875.26Date Project approved12/8/2009School District PILOT\$15.035.92\$15.035.92Did IDA took Title to PropertyYesTotal PILOT\$2.9455.03\$2.9455.03Date IDA Took Title to Property8/31/2010Net Exemptions\$71.452.92Year Financial Assistance is Planned to End2025Project Employment Information\$71.452.92NotesBringing a tax exempt camp back on the tax rolls.PILOT payments started in 2015.\$0.00Address Line197 Camp Utopia RoadOriginal Estimate of Jobs to be Created0.00Address Line2Arrage Estimated Annual Salary of Jobs to be Created(at Current Market rates)20.000.00To: 20.000.00Tip - Plus412764Estimate of Jobs to be Retained9.00Province/ReginVinited States# of FTE construction Jobs to be Retained9.00Applicant InformationCurrent Market rates)0.00To: 20.000.00Province/ReginUnited States# of FTE construction Jobs to be Retained9.00Applicant InformationMogenaviand LLC0.000.00Address Line2Vinited States# of FTE construction Jobs druing Fiscal Year0.00Address Line2Mogenaviand LLC0.000.000.00Address Line2Mogenaviand LLC0.000.000.00Address Line2Mogenaviand LLC0.000.000.00Address Line2Mogenaviand LLC0.000.000.00Address Li	Annual Lease Payment	\$2,500.00			
Date Project approved 12/8/2009 School District PILOT \$15,035.92 \$15,035.92 Did IDA took Title to Property Yes Total PILOT \$29,455.03 \$29,455.03 Date IDA Took Title to Property 831/2010 Net Exemptions \$71,452.92 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. 9.00 Location of Project 9.02 Average Estimated Annual Salary of Jobs to be Created 0.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 0.00 0 City NARROWSBURG Annualized Salary Range of Jobs to be Created 0.00 State NY Original Estimate of Jobs to be Created 20,000.00 To: 20,000.00 IP-Plus4 12764 Estimated Average Annual Salary of Jobs to be 20,000.00 To: 20,000.00 Province/Region Current 4 ref FTES 82.00 0 20,000.00 Applicant Information Net Employment Change 73.00 20,000.00 Applicant Name Mogenavland L	Federal Tax Status of Bonds		County PILOT	\$8,543.85 \$8,543.85	
Did IDA took Title to Property Date IDA Took Title to Property B/31/2010YesTotal PILOT S/9,455.03\$29,455.03Year Financial Assistance is Planned to End 20252025Project Employment InformationNotesBringing a tax exempt camp back on the tax rolls. PILOT payments started in 2015.Address Linet97 Camp Utopia RoadOriginal Estimate of Jobs to be Created Created (at Current Market rates)9.00Address Linet97 Camp Utopia RoadOriginal Estimate of Jobs to be Created Created (at Current Market rates)9.00Address Linet97 Camp Utopia RoadOriginal Estimate of Jobs to be Created Created (at Current Market rates)9.00CityNARROWSBURGAnnualized Salary Range of Jobs to be Created Created (at Current Market rates)9.00Zip - Plusa12/64Estimated Average Annual Salary of Jobs to be 20,000.00To: 20,000.00Market RatesRetained(at Current Market rates)9.0020,000.00CityNAROWSBURGAnnualized Salary Range of Jobs to be Retained Retained(at Current Market rates)9.00Market Rates12/64Estimated Average Annual Salary of Jobs to be 20,000.00To: 20,000.00Market RatesRetained(at Current Market rates)9.0020,000.00Market RatesRetained(at Current Market rates)9.0020,000.00Market RatesRetained(at Current Market rates)9.0020,000.00Market RatesRetained(at Current Market rates)9.0020,000.00Market RatesNYNoterent Year Is Last Year for	Not For Profit	No	Local PILOT		
Date IDA Took Title to Property8/31/2010Net Exemptions\$71,452.92Year Financial Assistance is Planned to Ed2025Project Employment InformationWeteBringing tax exempt camp back on the tax rolls. PILOT payments started in 2015.9.00Location of Project97 Camp Utopia RoadOriginal Estimate of Jobs to be Created0.00Address Line197 Camp Utopia RoadAverage Estimated Annual Salary of Jobs to b20,000.00Created(at Current Market rates)000To: 20,000.00To: 20,000.00Created(at Current Market rates)00000To: 20,000.00To: 20,000.00Created(at Current Market rates)000000To: 20,000.00Created(at Current Market rates)000000000000000000000000000000000	Date Project approved	12/8/2009	School District PILOT	\$15,035.92 \$15,035.92	
Date IDA Took Title to Property8/31/2010Net Exemptions\$71,452.92Year Financial Assistance is Planned to Ed2025Project Employment InformationWeteBringing tax exempt camp back on the tax rolls. PILOT payments started in 2015.9.00Location of Project97 Camp Utopia RoadOriginal Estimate of Jobs to be Created0.00Address Line197 Camp Utopia RoadAverage Estimated Annual Salary of Jobs to b20,000.00Created(at Current Market rates)000To: 20,000.00To: 20,000.00Created(at Current Market rates)00000To: 20,000.00To: 20,000.00Created(at Current Market rates)000000To: 20,000.00Created(at Current Market rates)000000000000000000000000000000000	Did IDA took Title to Property		Total PILOT	\$29,455.03 \$29,455.03	
Notes Bringing a tax exempt camp back on the tax rolls. PILOT payments started in 2015. 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 0.00 To: 20,000.00 City NARROWSBURG Annualized Salary and Jobs to be Retained 9.00 State NY Original Estimate of Jobs to be Retained 9.00 Zip - Plus4 12764 Estimated Average Annual Salary of Jobs to be Retained 9.00 Province/Region Current # of FTE 82.00 To: 20,000.00 Address Line2 Mogenavland LLC 73.00 73.00 Address Line1 Address Line2 Project Status 73.00 Address Line2 NEW YORK Current Year Is Last Year for Reporting Address Line2 NEW YORK Current Year Is Last Year for Reporting Address Line2 NY There is no Debt Outstanding for this Project Address Line2 NY There is no Debt Not Hold Title to the Property Address Line2		8/31/2010	Net Exemptions	\$71,452.92	
Notes Bringing a tax exempt camp back on the tax rolls. PILOT payments started in 2015. 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 To: 20,000.00 City NARROWSBURG Annalized Salary Range of Jobs to be Created (at Current Market rates) 9.00 To: 20,000.00 Zip - Plus4 IZ764 Estimated Average Annual Salary of Jobs to be Retained (at Current Market rates) 20,000.00 To: 20,000.00 Province/Region United States # of FTE Construction Jobs during Fiscal Year 0.00 To: 20,000.00 Address Line1 Mogenaviand LLC Retained(at Current Market rates) 20,000.00 To: 20,000.00 Address Line1 Mogenaviand LLC Retained and Fiscal Year 0.00 To: 20,000.00 Address Line1 Mogenaviand LLC Ret Employment Change 20,000 To: 20,000.00 Address Line1 Mogenaviand LLC Ret Employment Change 20,000 Ret Employment Change 20,000 Address Line1 Mogenaviand LLC Ret Fiscal Year for Reporting	Year Financial Assistance is Planned to End	2025	Project Employment Information		
Location of Project memory of Camp Utopia Road memory 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 for Jobs to be Created 20,000.00 Created(at Current Market rates) Created(at Current Market rates) 9.00 To: 20,000.00 To: 20,000.00 To: 20,000.00 State NY Original Estimate of Jobs to be Created 20,000.00 To: 20,000.00 To: 20,000.00 To: 20,000.00 State NY Original Estimate of Jobs to be Created 20,000.00 Visite Plus4 12764 Estimated Average Annual Salary of Jobs to be 20,000.00 Retained(at Current Market rates) 20,000.00 Retained(at Current Market rates) 20,000.00 Original Estimate of Jobs to be Created 0.00 Retained(at Current Market rates) 20,000.00 More Acdress Line1 Mogenavland LLC Not Subs of Subs of Project Status 20,00 20,000 Address Line2 Mogenavland LLC Project Status 73,00 20,00 Address Line2 NY Current Year Is Last Year for Reporting 20,00 <th>Notes</th> <th colspan="4"></th>	Notes				
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Created(at Current Market rates) 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 9.00 Province/Region Iteration Retained(at Current Market rates) 2000.00 Province/Region Mode States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Mogenavland LLC # of FTE Construction Jobs during Fiscal Year 0.00 Address Line1 Apt 3C Project Status Iteration Iteration Address Line2 NEW YORK Current Year Is Last Year for Reporting Iteration State NY Iteration State NY Iteration State NY Iteration State NY Iteration State Interation State Iteration State Interation State Address Line2 Iteration Current Year Is Last Year for Reporting Iteration State Interation State Interatis Interation State Interation State Interati	Address Line1	97 Camp Utopia Road	Original Estimate of Jobs to be Created		
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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 Image: Country of PTEs 82.00 Country United States # of FTE Construction Jobs during Fiscal Yea 0.00 Applicant Information Image: Current Year IS Last Year for Reporting 73.00 Address Line2 Image: New YORK Current Year IS Last Year for Reporting Mige: New YORK There is no Debt Outstanding for this Project Image: Current Year IS Last Year for Reporting Ying - Plus4 10022 InDA Does Not Hold Title to the Property Image: Current Year IS Last Year proting					
MY Original Estimate of Jobs to be Retained 9.00 2ip - Plusa 12764 Estimated Average Annual Salary of Jobs to be Retained(at Current Market are) 0,000.00 Province/Regin M Retained(at Current Market are) 0 M Of FTE Construction Jobs during Fiscal Yea 82.00 Applicant Information Mogenavland LLC 0.00 Address Line2 Mogenavland LLC 73.00 Address Line2 Net South Sou	City	NARROWSBURG	Annualized Salary Range of Jobs to be Created	20,000.00 To : 20,000.00	
Image: construction of Province/RegionImage: construction of Province/RegionImage: construction of Province/RegionProvince/RegionUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationMogenavland LLC73.00Applicant NameMogenavland LLCImage: construction of Project StatesImage: construction of Project StatesAddress Line1Apt 3CCurrent Year Is Last Year for ReportingImage: construction of Project StatesMogenaviand LLCImage: construction of Project StateImage: construction of Project StatesMogenaviand LLCCurrent Year Is Last Year for ReportingImage: construction of Project StatesMogenaviand LLCImage: construction of Project StateImage: construction of Project StateMogenaviand LLCCurrent Year Is Last Year for ReportingImage: construction of Project StateMogenaviand LLCImage: construction of Project StateImage: construction of Project StateMogenaviand LLCImage: construction of Project StateImage: construction of Project StateMogenaviand LLCImage: construction of Project StateImage: construction of Project StateMogenaviand LLCImage: construction of Project StateImage: construction of Project StateMogenaviand LLCImage: construction of Project StateImage: construction of Project StateMogenaviand LLCImage: construction of Project StateImage: construction of Project StateMogenaviand LLCImage: construction of Project StateImage: construction of Project StateMogenaviand LLCImage: c	State	NY			
Province/RegionCurrent # of FTEs82.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change73.00Applicant NameMogenavland LLCProject StatusAddress Line1Apt 3CProject StatusAddress Line2Current Year Is Last Year for ReportingCityNEW YORKCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus410022IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Zip - Plus4	12764	Estimated Average Annual Salary of Jobs to be	20,000.00	
CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNogenavland LLC73.00Address Line1Apt 3CProject StatusAddress Line2Image: Current Year Is Last Year for ReportingImage: Current Year Is Last Year for ReportingVThere is no Debt Outstanding for this ProjectImage: Current Year Is Last Year for ReportingView YORKThere is no Debt Outstanding for this ProjectView YorkThere is no Debt Outstanding for this ProjectView YorkImage: Current Year Is Last Year for ReportingProvince/RegionImage: Current Year Is Current Year Is Last Year for ReportingProvince/RegionThe Project Receives No Tax Exemptions			Retained(at Current Market rates)		
Applicant InformationMogenavland LLCNet Employment Change73.00Applicant NameMogenavland LLCImage: Constraint of the project StatusImage: Constraint of the project StatusAddress Line1Apt 3CCurrent Year Is Last Year for ReportingImage: Constraint of the project StatusAddress Line2Image: Constraint of the project StatusImage: Constraint of the project StatusMeW YORKCurrent Year Is Last Year for ReportingImage: Constraint of the project StatusStateNYThere is no Debt Outstanding for this ProjectStateNYIDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Province/Region		Current # of FTEs	82.00	
Applicant InformationMogenavland LLC73.00Applicant NameMogenavland LLCAddress Line1Apt 3CProject StatusAddress Line2Very VORKCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectVin Dig Plus410022IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant NameMogenavland LLCContent of the second s				73.00	
Address Line1Apt 3CProject StatusAddress Line2Current Year Is Last Year for ReportingNEW YORKCurrent Year Is Last Year for ReportingNYThere is no Debt Outstanding for this ProjectZip - Plus410022IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions		Mogenavland LLC			
Address Line2 Image: Metric Control 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			Project Status		
Current Year Is Last Year for Reporting 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	Address Line2				
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		NEW YORK	Current Year Is Last Year for Reporting		
Zip - Plus4 10022 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	State				
Province/Region The Project Receives No Tax Exemptions	Zip - Plus4	10022			
	Country	USA	· · · · · · · · · · · · · · · · · · ·		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
	48012209A		Payment information	
Project Code		State Salas Tay Evenution	<u> </u>	
Project Type	Lease Monticello Industrial Park	State Sales Tax Exemption	\$0.00 \$0.00	
Project Name	Monticello Industrial Park	Local Sales Tax Exemption		
	N1	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	\$3,692,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$3,181,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
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	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	9/29/2022	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	12/1/2022	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Development of roadways and infrastructure to	facilitate future development of a commercial/ industria	al park. No vertical construction	on contemplated under this
	application. PILOT payments begin 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	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
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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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
	48011402A			
Project Code		Otata Oalaa Tay Franssiin	<u>*0.00</u>	
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Monticello Raceway Management Inc /	Local Sales Tax Exemption	\$0.00	
	Montreign Operating Company LLC			
		County Real Property Tax Exemption	\$1,745,393.45	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$756,487.61	
Original Project Code	48011301A	School Property Tax Exemption	\$3,553,689.94	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		
Total Project Amount	\$365,000,000.00	Total Exemptions	\$6,055,571.00	
Benefited Project Amount	\$365,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$4,256,406.83	
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		
Not For Profit	No	Local PILOT		
Date Project approved	9/3/2014	School District PILOT		
Did IDA took Title to Property	Yes		\$1,449,901.03 \$1,449,901.03	
Date IDA Took Title to Property	9/5/2014	Net Exemptions	\$4,605,669.97	
Year Financial Assistance is Planned to End	2033	Project Employment Information	¥ ·;•••;••••	
Notes	Casino resort 1/9/17: \$500 000 mortgage app		utrage approved 8/28/20: IDA approved a mortgage refinance	
Notes	Casino resort. 1/9/17: \$500,000 mortgage approved to facilitate the project. 5/18/17: \$35,000,000 mortgage approved. 8/28/20: IDA approved a mortgage refinance not to exceed \$330,000,000. 12/14/20: IDA approved an amendment to the PILOT terms, to waive the full-time employment goal for the one-year periods affecting the			
	2021 and 2022 PILOTs. 2021: IDA approved a mortgage refinance not to exceed \$505,000,000. 2022: IDA approved a mortgage refinance not to exceed			
	\$375,000,000, the Empire Resorts Real Estate I, LLC project, and the Empire Resorts Real Estate II, LLC project. 2023: IDA approved an extension of the PILOT			
	benefit period and extension of the PILOT, Lease, and Leaseback term. Starting in 2024 information will be reported under a new OSC number, 48011402B. 2023 is			
	last reporting year for 48011402A.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Thompsonville Road / Joyland Road	Original Estimate of Jobs to be Created	1,050.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	35,000.00	
		Created(at Current Market rates)		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	30,000.00 To : 90,000.00	
State	NY	Original Estimate of Jobs to be Retained		
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	35.000.00	
F		Retained(at Current Market rates)		
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	1,137.00	
Applicant Name	Monticello Raceway Management /	· · · · ·		
	Montreign Operating Company LLC			
Address Line1	204 Route 17B	Project Status		
Address Line2		•		
	MONTICELLO	Current Year Is Last Year for Reporting	Yes	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	48011402A	School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$600,000,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$600,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
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	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	10/16/2023	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	9/5/2014	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
	Casino resort. 1/9/17: \$500,000 mortgage approved to facilitate the project. 5/18/17: \$35,000,000 mortgage approved. 8/28/20: IDA approved a mortgage refinance not to exceed \$330,000,000. 12/14/20: IDA approved an amendment to the PILOT terms, to waive the full-time employment goal for the one-year periods affecting the 2021 and 2022 PILOTs. 2021: IDA approved a mortgage refinance not to exceed \$505,000,000. 2022: IDA approved a mortgage refinance not to exceed \$375,000,000, the Empire Resorts Real Estate I, LLC project, and the Empire Resorts Real Estate II, LLC project. 2023: IDA approved an extension of the PILOT benefit period and extension of the PILOT, Lease, and Leaseback term. Starting in 2024 information will be reported under a new OSC number, 48011402B. 2023 is last reporting year for 48011402A.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	888 Resorts World Drive	Original Estimate of Jobs to be Created	1,050.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	35,000.00	
		Created(at Current Market rates)		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created	30,000.00 To : 90	0,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
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	Montreign Operating Company, LLC			
Address Line1	204 State Route 17B	Project Status		
Address Line2				
City		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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012210A		
Project Code	Lease	State Sales Tax Exemption	\$15.630.86
Project Name	Mountain Kosher Grocery	Local Sales Tax Exemption	\$15,630.87
		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	Retail Trade	Mortgage Recording Tax Exemption	\$35,000.00
Total Project Amount		Total Exemptions	\$66,261.73
Benefited Project Amount	\$6,400,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
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	\$0.00 \$0.00
Not For Profit	No	Local PILOT	\$0.00 \$0.00
Date Project approved	12/12/2022	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	12/14/2022	Net Exemptions	\$66,261.73
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes	Construction of a new 27,000 square foot groc		
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	49,400.00
		Created(at Current Market rates)	
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	12,350.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	19.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	6.00
Applicant Name	Mountain Kosher Food Corp. & 286 EB LLC		
Address Line1	1179 E. 17th Street	Project Status	
Address Line2	22001/11/1		
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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	\$8,480.76	\$8,480.76
Not For Profit	No	Local PILOT	\$6,776.82	\$6,776.82
Date Project approved	8/10/2020	School District PILOT	\$17,405.82	\$17,405.82
Did IDA took Title to Property	Yes	Total PILOT	\$32,663.40	\$32,663.40
Date IDA Took Title to Property	8/11/2020	Net Exemptions	-\$32,663.40	
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 com	pletion of the facility's construct	tion, the project will be exempt from
	real property taxes under Section 487 of the N	YS RPTL for a period of fifteen years. The company ha	as committed to make PILOT p	payments during this period.
Location of Project		# of FTEs before IDA Status		
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	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011703A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name		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,	Mortgage Recording Tax Exemption	\$0.00
, , , , , , , , , , , , , , , , , , , ,	Gas and Sanitary Services		
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	\$5,738.12 \$5,738.12
Not For Profit		Local PILOT	\$4,354.34 \$4,354.34
Date Project approved	3/14/2017	School District PILOT	\$9,907.54 \$9,907.54
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			
	RPTL 487. The Company made a commitmen		
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	0.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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.		
Address Line1	1460 Broadway, 5th 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	10036	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date:03/29/2024Status:CERTIFIEDCertified Date:03/29/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011709A			
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Type 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		
Project Purpose Category	Transportation, Communication, Electric,	Mortgage Recording Tax Exemption	\$0.00	
	Gas and Sanitary Services	mongage recording fax Excliption	40.00	
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		
Not For Profit	No	Local PILOT		
Date Project approved	12/11/2017	School District PILOT	\$6,836.20 \$6,836.20	
Did IDA took Title to Property	No	Total PILOT		
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 electric		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	d in 2021, when the IDA reduced the 2021 PILOT bill b	y 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	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs		
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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Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011902A		
Project Code Project Type		State Sales Tax Exemption	\$0.00
Project Type		Local Sales Tax Exemption	\$0.00
	INT Delaware III, EEO.	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,	Mortgage Recording Tax Exemption	\$0.00
i lojout alpooo category	Gas and Sanitary Services		
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	\$5,738.12 \$5,738.12
Not For Profit	No	Local PILOT	
Date Project approved		School District PILOT	\$9,907.54 \$9,907.54
Did IDA took Title to Property	Yes	Total PILOT	
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 p		pronnected 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	
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	0.00
		Created(at Current Market rates)	
City	CALLICOON	Annualized Salary Range of Jobs to be Created	0.00 To : 0.00
State		Original Estimate of Jobs to be Retained	
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	
Applicant Information		Net Employment Change	0.00
Applicant Name	NY Delaware III, LLC.		<u> </u>
Address Line1	33 Irving Place, Suite 1090	Project Status	
Address Line2	ļ		
City		Current Year Is Last Year for Reporting	
State		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	



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011903A		
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Type	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,	Mortgage Recording Tax Exemption	\$0.00
i lojout alpooo category	Gas and Sanitary Services		
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	\$5,738.11 \$5,738.11
Not For Profit	No	Local PILOT	
Date Project approved	6/10/2019	School District PILOT	\$9,907.54 \$9,907.54
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 sol		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	
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	
Applicant Information		Net Employment Change	0.00
Applicant Name	NY Delaware IV, 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	



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011904A			
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NY Delaware V, LLC.	Local Sales Tax Exemption	\$0.00	
	NT Delaware V, LLC.	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,	Mortgage Recording Tax Exemption	\$0.00	
i loject i dipose odtegory	Gas and Sanitary Services	mongage recording rax 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	\$4,590.49 \$4,590.49	
Not For Profit	No	Local PILOT		
Date Project approved	6/10/2019	School District PILOT	\$7,926.03 \$7,926.03	
Did IDA took Title to Property	Yes	Total PILOT	\$16,000.00 \$16,000.00	
Date IDA Took Title to Property	6/10/2019	Net Exemptions	-\$16,000.00	
Year Financial Assistance is Planned to End	2040	Project Employment Information		
Notes	Construction of an approximately 1.968MW so		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		
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
City	CALLICOON	Annualized Salary Range of Jobs to be Created		
State	NY	Original Estimate of Jobs to be Retained		
Zip - Plus4	12723	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
			2.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	NY Delaware V, LLC.		0.00	
Applicant Name Address Line1	NY Delaware V, LLC. 33 Irving Place, Suite 1090	Net Employment Change Project Status	0.00	
Applicant Name Address Line1 Address Line2	33 Irving Place, Suite 1090	Project Status	0.00	
Applicant Name Address Line1 Address Line2 City	33 Irving Place, Suite 1090 NEW YORK	Project Status Current Year Is Last Year for Reporting	0.00	
Applicant Name Address Line1 Address Line2 City State	33 Irving Place, Suite 1090 NEW YORK NY	Project Status Current Year Is Last Year for Reporting There is no Debt Outstanding for this Project	0.00	
Applicant Name Address Line1 Address Line2 City	33 Irving Place, Suite 1090 NEW YORK	Project Status Current Year Is Last Year for Reporting	0.00	



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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,	Mortgage Recording Tax Exemption	\$0.00
, , , , , , , , , , , , , , , , , , , ,	Gas and Sanitary Services		
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	\$5,738.11 \$5,738.11
Not For Profit		Local PILOT	\$4,354.35 \$4,354.35
Date Project approved	6/10/2019	School District PILOT	\$9,907.54 \$9,907.54
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 p		rconnected 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.	t	
Location of Project		# of FTEs before IDA Status	
Address Line1	93 Villa Roma Road	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00
		Created(at Current Market rates)	
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	0.00
Duraniu an /Daratau		Retained(at Current Market rates)	0.00
Province/Region	United States	Current # of FTEs	
Country		# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information	NY Delaware VI. LLC.	Net Employment Change	0.00
Applicant Name Address Line1	33 Irving Place, Suite 1090		
		Project Status	
Address Line2	NEW YORK	Current Veer le Leet Veer fer Dererting	
City		Current Year Is Last Year for Reporting	
State Zip - Plus4	NY 10003	There is no Debt Outstanding for this Project IDA Does Not Hold Title to the Property	
ZIP - Plus4	1 118.81.5	IUA LOPS NOT HOLD LITLE TO THE PRODERTV	
Province/Region	10000	The Project Receives No Tax Exemptions	



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011708A		
Project Type		State Sales Tax Exemption	\$0.00
Project Name		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,	Mortgage Recording Tax Exemption	
	Gas and Sanitary Services		
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	\$3,624.32 \$3,624.32
Not For Profit		Local PILOT	\$3,947.28 \$3,947.28
Date Project approved	8/23/2017	School District PILOT	\$12,428.40 \$12,428.40
Did IDA took Title to Property	Yes	Total PILOT	\$20,000.00 \$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 electric		NYSEG electrical grid. This project is exempt from payment of real
	property taxes for 15 years under NYS RPTL S	Section 487. The project has made a commitment to m	aking 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	0.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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.		
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012207A			
Project Type	Lease	State Sales Tax Exemption	\$7,437.50	
Project Name	NY Liberty II, LLC	Local Sales Tax Exemption	\$7,437.50	
		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	\$14,875.00	
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	\$14,875.00	
Year Financial Assistance is Planned to End	2044	Project Employment Information		
Notes	has committed to making PILOT payments dur	hotovoltaic electricity generating facility. Project is exe ing this time period. PILOT payments are expected to No other terms of the project agreements have change	begin in 2025. During 2023 th d.	e PILOT Agreement was amended
Location of Project		# of FTEs before IDA Status		
Address Line1	Harris Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs		
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			
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	1104	The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012204A		r ayment information	
Project Code Project Type		State Sales Tax Exemption	\$10,240.50	
	NY Mamakating I, LLC	Local Sales Tax Exemption	\$10,240.50	
Froject Name		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	\$76,750.00	
Total Project Amount		Total Exemptions	\$97,231.00	
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information	+	
Annual Lease Payment	\$0.00	i not payment mematori	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	5/9/2022	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	12/13/2022	Net Exemptions	\$97,231.00	
Year Financial Assistance is Planned to End	2044	Project Employment Information		
Notes	Construction of an approximately 3MWac solar	photovoltaic electricity generating facility that will be in	terconnected to the Orange an	d Rockland electrical grid. Project
	consists of racking to mount the solar modules	solar modules, inverters and transformers, and assort	ed electrical components and v	wiring. The project is exempt for 15
	years under RPTL 487 but has committed to m	aking PILOT payments during this period. PILOT payr	nents expected to begin in 202	5.
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	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	78.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	NY Mamakating I, LLC			
Address Line1	560 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		
Country	USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024 CERTIFIED Status: Certified Date: 03/29/2024

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,	Mortgage Recording Tax Exemption	\$0.00	
.,	Gas and Sanitary Services			
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	• •		Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,764.59	\$5,764.59
Not For Profit	No	Local PILOT	\$2,498.48	\$2,498.48
Date Project approved	12/11/2017	School District PILOT	\$11,736.93	\$11,736.93
Did IDA took Title to Property	No	Total PILOT	\$20,000.00	\$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 electric	ity generating facility that will be interconnected to the	NYSEG electrical grid. This proje	ect is exempt under NYS RPTL
		ommitted to making PILOT payments during this time p		·
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	0.00	
		Created(at Current Market rates)		
City	MONTICELLO	Annualized Salary Range of Jobs to be Created		
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12701	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024 CERTIFIED Status: Certified Date: 03/29/2024

Conoral Project Information		Brainat Tax Examplianc ⁹ DIL OT	Payment Information
General Project Information	48011711A	Project Tax Exemptions & PILOT	Payment Information
Project Code		Otata Oalaa Taa Faamatian	
Project Type		State Sales Tax Exemption	\$0.00
Project Name	NY Thompson II, LLC.	Local Sales Tax Exemption	\$0.00
	N1	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,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services	T (1 F ()	<u> </u>
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	
Not For Profit		Local PILOT	\$1,311.70 \$1,311.70
Date Project approved	12/11/2017	School District PILOT	\$6,161.89 \$6,161.89
Did IDA took Title to Property	No	Total PILOT	\$10,500.00 \$10,500.00
Date IDA Took Title to Property		Net Exemptions	-\$10,500.00
Year Financial Assistance is Planned to End	2038	Project Employment Information	
Notes	Construction of 2MW solar photovoltaic electric	city 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 N	IYS Real Property Tax Law, but has made a commitme	nt to making PILOT payments during this time.
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	0.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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		
		1	

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012203A			
Project Type	Lease	State Sales Tax Exemption	\$13,555.83	
Project Name		Local Sales Tax Exemption	\$13,555.83	
		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		Total Exemptions	\$27,111.66	
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	\$27,111.66	
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 exe	empt under NYS RPTL 487 for a	a period of 15 years. The project
	has committed to making PILOT payments dur	ing this time period. PILOT payments are expected to b	begin in 2025. During 2023 the I	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	0.00	
		Created(at Current Market rates)		
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	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	45.00	
Applicant Information		Net Employment Change	0.00	
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	СТ	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			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011901A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name		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,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services		
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	\$5,801.28 \$5,801.28
Not For Profit		Local PILOT	\$3,989.31 \$3,989.31
Date Project approved	4/8/2019	School District PILOT	\$10,209.41 \$10,209.41
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		
		d wiring. This project is exempt for 15 years under NYS	S RPIL 487 but has committed to making PILOT payments during
Location of Project	this period.	# of FTEs before IDA Status	0.00
Address Line1	Woodoak Drive	Original Estimate of Jobs to be Created	0.00
Address Line1		Average Estimated Annual Salary of Jobs to be	0.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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.		
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	



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010507A		Fayment information
	Lease	State Sales Tax Exemption	\$0.00
Project Type Project Name	Peck's Market of Jeffersonville	Local Sales Tax Exemption	\$0.00 \$0.00
Project Name			
Design Dest of Another Dhoos, or Multi Dhoos	Na	County Real Property Tax Exemption	\$7,553.33
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,553.33 \$13,162.96
Original Project Code	Other Caterories	School Property Tax Exemption	\$13,162.96
Project Purpose Category	Other Categories \$880,000.00	Mortgage Recording Tax Exemption	\$28,261.85
Total Project Amount		Total Exemptions	
Benefited Project Amount	\$660,000.00	Total Exemptions Net of RPTL Section 485-b	\$28,261.85
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	\$5,628.87 \$5,628.87
Not For Profit		Local PILOT	\$5,634.67 \$5,634.67
Date Project approved	7/12/2005	School District PILOT	\$9,819.36 \$9,819.36
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	9/8/2005	Net Exemptions	\$7,178.95
Year Financial Assistance is Planned to End	2026	Project Employment Information	
Notes	Expansion and renovation of an existing groce	ry store in the Village of Jeffersonville.	
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	25,000.00
		Created(at Current Market rates)	
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	25,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	28.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	20.00
Applicant Name	Peck's Market of Jeffersonville	· · · ×	
Address Line1	P.O. Box 593	Project Status	
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010802A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Pestech Exterminating Inc.	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$3,287.68
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,580.64
Original Project Code		School Property Tax Exemption	\$11,273.98
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$675,000.00	Total Exemptions	\$18,142.30
Benefited Project Amount	\$675,000.00	Total Exemptions Net of RPTL Section 485-b	\$18,142.30
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	\$2,712.34 \$2,712.34
Not For Profit	No	Local PILOT	\$2,954.02 \$2,954.02
Date Project approved	6/19/2008	School District PILOT	\$9,301.03 \$9,301.03
Did IDA took Title to Property	Yes	Total PILOT	\$14,967.39 \$14,967.39
Date IDA Took Title to Property	6/19/2008	Net Exemptions	\$3,174.91
Year Financial Assistance is Planned to End	2019	Project Employment Information	
Notes	New construction for office and warehouse space. On 4/10/17 a \$250,000 mortgage was approved to facilitate the project. Please note data entry error in year financial		
	assistance is planned to end: planned end yea		
Location of Project		# of FTEs before IDA Status	10.00
Address Line1	P.O. Box 391	Original Estimate of Jobs to be Created	4.00
Address Line2		Average Estimated Annual Salary of Jobs to be	30,000.00
		Created(at Current Market rates)	_
City	LIBERTY	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	12754	Estimated Average Annual Salary of Jobs to be	30,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information	Pestech Exterminating Inc.	Net Employment Change	-10.00
Applicant Name Address Line1	Pestech Exterminating Inc. P.O. Box 391		
	P.O. B0X 391	Project Status	
Address Line2		Organization in the least Margarian Device	Vez
City		Current Year Is Last Year for Reporting	Yes
State	NY	There is no Debt Outstanding for this Project	Yes
Zip - Plus4	12754	IDA Does Not Hold Title to the Property	Yes
Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024 CERTIFIED Status: Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012001a		
Project Code	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	
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	3/9/2020	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	12/1/2020	Net Exemptions	\$0.00
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 co	mmitted 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	
Address Line2		Average Estimated Annual Salary of Jobs to be	20,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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	Local Sales Tax Exemption	\$0.00
	Storage		
	<u> </u>	County Real Property Tax Exemption	\$7,433.09
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,564.74
Original Project Code		School Property Tax Exemption	\$15,134.07
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$1,452,750.00	Total Exemptions	\$42,131.90
Benefited Project Amount	\$1,332,750.00	Total Exemptions Net of RPTL Section 485-b	\$42,131.90
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	\$3,756.87 \$3,756.87
Not For Profit	No	Local PILOT	\$9,888.48 \$9,888.48
Date Project approved	7/13/2020	School District PILOT	\$7,649.12 \$7,649.12
Did IDA took Title to Property	Yes	Total PILOT	\$21,294.47 \$21,294.47
Date IDA Took Title to Property	11/17/2020	Net Exemptions	\$20,837.43
Year Financial Assistance is Planned to End	2041	Project Employment Information	
Notes	Renovation of an existing approximately 22,00 2/1/22.	0 square foot building to include an ice distribution facil	ity with associated office space and break room. First PILOT due
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	42,800.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	7.00
Applicant Name	RGG Realty LLC		
Address Line1	171 E 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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011505A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name		Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$3,126.41
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,405.00
Original Project Code		School Property Tax Exemption	\$10,720.96
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$1,820,000.00	Total Exemptions	\$17,252.37
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$15,988.43
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	
Not For Profit	No	Local PILOT	\$1,906.96 \$1,906.96
Date Project approved		School District PILOT	\$6,004.26 \$6,004.26
Did IDA took Title to Property	No	Total PILOT	\$9,662.16 \$9,662.16
Date IDA Took Title to Property		Net Exemptions	\$7,590.21
Year Financial Assistance is Planned to End	2036	Project Employment Information	
Notes	PILOT starts in 2017. Please note that the Ann	ding studio and the reuse of an existing adjoining resta ual Lease Payment does not reflect the true value. The o waive the full-time employment goal for two one-year	urant that combines lodging with film and media production. Annual Lease payment is \$1,500.00. On 11/9/20 the IDA periods, 10/1/19-9/30/20 and 10/1/20-9/30/21.
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	50,000.00
		Created(at Current Market rates)	
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	50,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	3.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	2.00
Applicant Name	RJ Baker Corp.		
Address Line1	437 East 9th Street	Project Status	
Address Line2			
City	-	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10009	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010506A		
Project Code		State Sales Tax Exemption	\$0.00
Project Name	Regency Manor Senior Housing LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$24,287.17
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$63,926.58
Original Project Code		School Property Tax Exemption	\$49,449.64
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$137,663.39
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$137,663.39
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	\$2,603.86 \$2,603.86
Not For Profit	No	Local PILOT	\$6,853.67 \$6,853.67
Date Project approved	2/26/2005	School District PILOT	
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	11/10/2005	Net Exemptions	\$122,904.29
Year Financial Assistance is Planned to End	2031	Project Employment Information	
Notes	Construction of affordable senior housing com	plex 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	45,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Dovement Information	
	400445004	Project Tax Exemptions & PILOT	Payment Information	
Project Code		Otata Oalaa Taa Faamatian	<u> </u>	
Project Type		State Sales Tax Exemption	\$0.00	
Project Name	Rock Meadow Partners, LLC	Local Sales Tax Exemption	\$0.00	
Desired Dest of Assoches Disease as Multi Disease	N	County Real Property Tax Exemption	\$12,592.72	
Project Part of Another Phase or Multi Phase	NO	Local Property Tax Exemption	\$8,659.51	
Original Project Code	Ormitere	School Property Tax Exemption	\$22,161.33	
Project Purpose Category		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,287,000.00	Total Exemptions	\$43,413.56	
Benefited Project Amount	\$1,287,000.00	Total Exemptions Net of RPTL Section 485-b	\$43,371.13	
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	\$2,539.93	\$2,539.93
Not For Profit		Local PILOT	\$1,746.62	\$1,746.62
Date Project approved	6/30/2015	School District PILOT	\$4,469.93	\$4,469.93
Did IDA took Title to Property	Yes	Total PILOT	\$8,756.48	\$8,756.48
Date IDA Took Title to Property	7/1/2015	Net Exemptions	\$34,657.08	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
	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	30,000.00	
		Created(at Current Market rates)		
City	NARROWSBURG	Annualized Salary Range of Jobs to be Created	30,000.00 To : 30	0,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12764	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
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		There is no Debt Outstanding for this Project		
Zip - Plus4	10708	IDA Does Not Hold Title to the Property		



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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48010604A		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	Rolling V Bus Corp. / Dimifini Group, Inc.	Local Sales Tax Exemption	\$0.00
/		County Real Property Tax Exemption	\$5,607.58
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,863.39
Original Project Code		School Property Tax Exemption	\$15,887.63
Project Purpose Category	Transportation, Communication, Electric,	Mortgage Recording Tax Exemption	\$0.00
	Gas and Sanitary Services		
Total Project Amount	\$330,000.00	Total Exemptions	\$28,358.60
Benefited Project Amount	\$247,500.00	Total Exemptions Net of RPTL Section 485-b	\$28,358.59
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	\$3,780.21 \$3,780.21
Not For Profit		Local PILOT	\$4,626.78 \$4,626.78
Date Project approved	6/13/2006	School District PILOT	\$10,710.25 \$107,710.25
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	9/1/2006	Net Exemptions	\$9,241.36
Year Financial Assistance is Planned to End	2027	Project Employment Information	
Notes	s Expansion of an existing building to be used as office space for this transportation company. Project took property off of tax exempt list and put it back paying tax		
	through a PILOT. In 2016 the project entities re	eorganized and the lease was assigned to Dimifini-Falls	
Location of Project		# of FTEs before IDA Status	68.00
Address Line1	P.O. Box 110	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	30,000.00
		Created(at Current Market rates)	
City	SOUTH FALLSBURG	Annualized Salary Range of Jobs to be Created	30,000.00 To : 30,000.00
State	NY	Original Estimate of Jobs to be Retained	68.00
Zip - Plus4	12779	Estimated Average Annual Salary of Jobs to be	30,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	327.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	259.00
Applicant Name	Rolling V Bus Corp. / Dimifini Group, Inc.		
Address Line1	P.O. Box 110	Project Status	
Address Line2			
City	SOUTH FALLSBURG	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	12779	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48012002A		i ujilont illoritulon	
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	\$3,163.81	\$3,163.81
Not For Profit	No	Local PILOT	\$3,872.34	\$3,872.34
Date Project approved	3/9/2020	School District PILOT	\$8,963.85	\$8,963.85
Did IDA took Title to Property	Yes	Total PILOT	\$16,000.00	\$16,000.00
Date IDA Took Title to Property	6/1/2020	Net Exemptions	-\$16,000.00	
Year Financial Assistance is Planned to End	2041	Project Employment Information		
Notes		hoto-voltaic electricity generating facility. Under Section ear period following completion of the solar array. The		
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	0.00	
		Created(at Current Market rates)		
City	WOODRIDGE	Annualized Salary Range of Jobs to be Created		
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12789	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
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			
Address Line1	140 East 45th Street	Project Status		
Address Line2				
City		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		1	

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Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024 CERTIFIED Status: Certified Date: 03/29/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4801607B			
Project Code Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Type Project Name	SPT Ivey 61 Emerald NY MOB, LLC/ Crystal	Local Sales Tax Exemption	\$0.00	
FIOJECT Name	Run Healthcare, LLP.		<i>40.00</i>	
		County Real Property Tax Exemption	\$162,462.02	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$70.414.21	
Original Project Code	4801607A	School Property Tax Exemption	\$330,779.09	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,000,000.00	Total Exemptions	\$563,655.32	
Benefited Project Amount	\$8,050,000.00	Total Exemptions Net of RPTL Section 485-b	\$563,655.32	
Bond/Note Amount	·····	Pilot payment Information		
Annual Lease Payment	\$9,167.00		Actual Payment Made Payment Due Per Agreement	
Federal Tax Status of Bonds	40,101.00	County PILOT		
Not For Profit	No	Local PILOT		
Date Project approved	11/28/2016	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT		
Date IDA Took Title to Property	12/29/2016	Net Exemptions		
Year Financial Assistance is Planned to End	2024	Project Employment Information	\$\$15,224.10	
Notes	-		I rized the transfer of fee title to SPT IVEY 61 Emerald MOB, LLC.	
	This project consisted of the construction of a 81,000 sq ft Class A medical office facility located in a corporate park. Project is in an Empire Zone and will pay fill property taxes between 2014 and 2018 when it is temporarily on the taxable rolls. On October 21, 2019, the Agency authorized the execution of the Gap Mortgage, Consolidated Amended and Restated Fee and Leasehold Mortgage, Assignment of Leases and Rents and Security Agreement by and among the Agency, SPT Ivey 61			
	Emerald MOB LLC. Citi Real Estate Funding In	Emerald MOB LLC, Citi Real Estate Funding Inc. and Deutsche Bank AG, New York Branch.		
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	61 Emerald Place	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	50,000.00	
		Created(at Current Market rates)		
City	ROCK HILL	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	12775	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	203.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	203.00	
Applicant Name	SPT IVey 61 Emerald MOB NY, LLC			
	Crystal Run Healthcare			
Address Line1	591 West Putnam Avenue	Project Status		
Address Line2				
City	GREENWICH	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project		

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Zip - Plus4	06830	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	48012101A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	SVG 26 LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$17,777.44	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$14,205.65	
Original Project Code	48010902A	School Property Tax Exemption	\$36,486.27	
Project Purpose Category	Agriculture, Forestry and Fishing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,088,316.79	Total Exemptions	\$68,469.36	
Benefited Project Amount	\$2,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$64,619.06	
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		\$7,715.14
Not For Profit	No	Local PILOT	\$6,165.04	\$6,165.04
Date Project approved	5/10/2021	School District PILOT		\$15,834.50
Did IDA took Title to Property	Yes	Total PILOT	\$29,714.68	\$29,714.68
Date IDA Took Title to Property	5/24/2021	Net Exemptions	\$38,754.68	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
	assigned for the SVG 26 LLC project. 2021 PILOT and real property tax exemption information is reported under the original Catskill Distilling Co. Ltd. OSC number, 48010902A, as the PILOT payment was paid prior to the execution of the new project documents with SVG 26 LLC. Employment information information for 2021 is reported under both OSC numbers, as both entities reported employees working at the site during the year. Mortgage tax exemption information for 2021 is reported under 48012101A, as SVG 26 LLC utilized the IDA's mortgage tax exemption. 2021 was the last reporting year for 48010902A and all information is reported under 48012101A for 2022 and future years.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2037 State Route 17B	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	30,000.00	
		Created(at Current Market rates)		
City	BETHEL	Annualized Salary Range of Jobs to be Created	30,000.00 To : 3	30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12720	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	SVG 26 LLC			
Address Line1	1301 47th Street	Project Status		
Address Line2				
City		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		

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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	48012003A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Sullivan County Community College	Local Sales Tax Exemption	\$0.00	
	Dormitory Corporation			
	2	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			
	ssuance 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		
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00	
		Created(at Current Market rates)	_	
City	LOCH SHELDRAKE	Annualized Salary Range of Jobs to be Created		
State	NY	Original Estimate of Jobs to be Retained		
Zip - Plus4	12759	Estimated Average Annual Salary of Jobs to be	0.00	
Description (Description		Retained(at Current Market rates)	4.00	
Province/Region	Linite of Ototoo	Current # of FTEs		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information	Sullivan County Community College	Net Employment Change	1.00	
Applicant Name	Dormitory Corporation			
Address Line1	48 The Honorable Lawrence H. Cooke Drive	Project Status		
Address Line1	TO THE HOHOTADIE LAWTENCE TI. COURE DIVE	Froject Status		
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		
Zip - Plus4	12/09	The property		

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Fiscal Year Ending: 12/31/2023

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	\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00	
Original Project Code	48011601A	School Property Tax Exemption	\$0.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$5,000.00	
Total Project Amount	\$3,900,000.00	Total Exemptions	\$5,000.00	
Benefited Project Amount	\$3,600,000.00	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	9/11/2023	School District PILOT	\$0.00 \$0.00	
Did IDA took Title to Property	Yes	Total PILOT		
Date IDA Took Title to Property	4/22/2016	Net Exemptions	\$5,000.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	In 2016 IDA approved the BRR Brothers III, LL	C 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 is			
			is reported under this new OSC number 48012305A. 2023 will be	
	the last reporting year for 48011601A and begi	nning in 2024 all project information will be reported un		
Location of Project		# of FTEs before IDA Status		
Address Line1	Glen Wild Road	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	40,000.00	
		Created(at Current Market rates)	— /0.000.00	
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		
Zip - Plus4	12789	Estimated Average Annual Salary of Jobs to be	40,000.00	
Drovince/Design		Retained(at Current Market rates)	0.00	
Province/Region	United States	Current # of FTEs	0.00	
Country Applicant Information	United States	# of FTE Construction Jobs during Fiscal Year	-3.00	
Applicant Information Applicant Name	Sullivan Glen Wild Corp.	Net Employment Change	-0.00	
Applicant Name Address Line1	c/o 2040 Victory Boulevard	Brojast Status		
Address Line1		Project Status		
Address Linez City	STATEN ISLAND	Current Year Is Last Year for Reporting		
State	NY			
Zip - Plus4	10314	There is no Debt Outstanding for this Project IDA Does Not Hold Title to the Property		
	10314			
Province/Region		The Project Receives No Tax Exemptions		



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

One and Brain of Information		Desired Ten Engenerations & DILOT	Devene and Information
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	\$65,880.15
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$71,750.57
Original Project Code		School Property Tax Exemption	\$225,913.58
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$33,700,000.00	Total Exemptions	\$363,544.30
Benefited Project Amount	\$31,838,750.00	Total Exemptions Net of RPTL Section 485-b	\$363,544.30
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	\$63,425.71 \$63,425.71
Not For Profit	Yes	Local PILOT	\$69,077.41 \$69,077.41
Date Project approved	2/14/2022	School District PILOT	\$217,496.88 \$217,496.88
Did IDA took Title to Property	Yes	Total PILOT	\$350,000.00 \$350,000.00
Date IDA Took Title to Property	2/25/2022	Net Exemptions	\$13,544.30
Year Financial Assistance is Planned to End	2043	Project Employment Information	
Notes	Payment in Lieu of Taxation Agreement to indu 1, 2023.	ice an investment of \$3,000,000 in improvements to the	e Care Center at Sunset Lake. First PILOT payment due February
Location of Project		# of FTEs before IDA Status	150.00
A -1			
Address Line1	256 Sunset Lake Road	Original Estimate of Jobs to be Created	0.00
Address Line1 Address Line2	256 Sunset Lake Road	Original Estimate of Jobs to be Created Average Estimated Annual Salary of Jobs to be	
		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00 0.00
	LIBERTY	Average Estimated Annual Salary of Jobs to be	0.00 0.00 0.00 To : 0.00
Address Line2	LIBERTY NY	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained	0.00 0.00 0.00 To : 0.00 150.00
Address Line2	LIBERTY	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be	0.00 0.00 0.00 To : 0.00
Address Line2 City State	LIBERTY NY	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained	0.00 0.00 To: 0.00 150.00 50,000.00
Address Line2 City State	LIBERTY NY 12754	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs	0.00 0.00 To: 0.00 150.00 50,000.00 163.00
Address Line2 City State Zip - Plus4 Province/Region Country	LIBERTY NY	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00 0.00 To: 0.00 150.00 50,000.00 163.00 0.00
Address Line2 City State Zip - Plus4 Province/Region	LIBERTY NY 12754 United States	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs	0.00 0.00 To: 0.00 150.00 50,000.00 163.00
Address Line2 City State Zip - Plus4 Province/Region Country	LIBERTY NY 12754	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year	0.00 0.00 To: 0.00 150.00 50,000.00 163.00 0.00
Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information	LIBERTY NY 12754 United States	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year	0.00 0.00 To: 0.00 150.00 50,000.00 163.00 0.00
Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name	LIBERTY NY 12754 United States Sunset Lake Local Development Corporation	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change	0.00 0.00 To: 0.00 150.00 50,000.00 163.00 0.00
Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1	LIBERTY NY 12754 United States Sunset Lake Local Development Corporation	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change	0.00 0.00 To: 0.00 150.00 50,000.00 163.00 0.00
Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1 Address Line2	LIBERTY NY 12754 United States Sunset Lake Local Development Corporation 100 North Street	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change Project Status	0.00 0.00 To: 0.00 150.00 50,000.00 163.00 0.00
Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1 Address Line2 City	LIBERTY NY 12754 United States Sunset Lake Local Development Corporation 100 North Street MONTICELLO	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change Project Status Current Year Is Last Year for Reporting	0.00 0.00 To: 0.00 150.00 50,000.00 163.00 0.00
Address Line2 City State Zip - Plus4 Province/Region Country Applicant Information Applicant Name Address Line1 Address Line2 City State	LIBERTY NY 12754 United States Sunset Lake Local Development Corporation 100 North Street MONTICELLO NY	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) Annualized Salary Range of Jobs to be Created Original Estimate of Jobs to be Retained Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) Current # of FTEs # of FTE Construction Jobs during Fiscal Year Net Employment Change Project Status Current Year Is Last Year for Reporting There is no Debt Outstanding for this Project	0.00 0.00 To: 0.00 150.00 50,000.00 163.00 0.00

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

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	\$4,943.45 \$4,943.45
Not For Profit	Yes	Local PILOT	\$6,050.54 \$6,050.54
Date Project approved	5/8/2017	School District PILOT	\$14,006.01 \$14,006.01
Did IDA took Title to Property	Yes	Total PILOT	\$25,000.00 \$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	Project Employment Information	
Notes	The Center for Discovery, Inc. project memoria	lized the Company's commitment to make PILOT payn	nents despite its tax exempt status as a not-for-profit entity, which
		municipalities and taxing jurisdictions. Project relates to	
Location of Project		# of FTEs before IDA Status	
Address Line1	12 Railroad Avenue	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00
		Created(at Current Market rates)	
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	25,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	5.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	5.00
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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48012202A		
Project Type	Lease	State Sales Tax Exemption	\$111,735.18
Project Name	The Lodge at Neversink	Local Sales Tax Exemption	\$111,735.19
		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	\$0.00
Total Project Amount	\$10,035,000.00	Total Exemptions	\$223,470.37
Benefited Project Amount	\$9,533,250.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
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	\$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	8/1/2022	Net Exemptions	\$223,470.37
Year Financial Assistance is Planned to End	2039	Project Employment Information	
Notes	Redevelopment of former New Age Health Spa	a. 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	50,000.00
		Created(at Current Market rates)	
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	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	1.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	24.00
Applicant Information		Net Employment Change	1.00
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	YOUNGSVILLE	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		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Project Code 49011201A Interview Project Type Leases State Sales Tax Exemption 50.00 Project Name Theowins / Catskill Brewery Local Sales Tax Exemption 57.441.94 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 57.441.94 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 55.63.91 Project Purpose Category Manufacturing Mortgage Recording Tax Exemption 55.043.04 Benefited Project Anount \$1000.000.00 Total Exemption \$50.643.04 Benefited Project Anount \$000.00 Total Exemption \$50.643.04 Benefited Project Anount \$000.00 Total Exemption \$50.643.04 Benefited Project Anount \$000.00 County PUICT \$2.992.84 \$2.992.84 Bool Status of Bonds County PUICT \$2.992.84 \$2.992.84 \$2.992.84 Date Project approved \$2.77.012 School District PUICT \$5.665.65 \$56.565.50 Data Project apported \$2.07.012 Project Employment Information \$2.000.00 <	Concret Droject Information		Drainet Tay Examptions & DIL OT	Devenent Information
Project Type Less State Sales Tax Exemption 50.00 Project Part of Another Phase No County Real Property Tax Exemption 57.441.94 Project Part of Another Phase No Local Property Tax Exemption 57.441.94 Project Part of Another Phase Manufacturing School Property Tax Exemption 58.659.19 Project Parose Category Manufacturing Mortgage Recording Tax Exemption 50.00 Total Project Annount \$500.000.00 Total Exemptions 50.00 BondRited Project Annount \$500.00 Total Exemption \$2.002.00 BondRited Project Annount \$500.00 Curury PLUT \$2.982.44 \$2.992.84 BondRited Project Annount \$2.000.00 Curury PLUT \$2.982.44 \$2.992.84 BondRited Project Annount \$2.000.00 State Sales Farmetions \$3.643.04 BondRited Project Annount \$2.002.01 State Sales Farmetions \$3.643.04 BondRited Project Annount \$2.002.00 \$2.992.84 \$2.992.84 BondRited Project Ann	General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Name Theowins / Catskill Browary Local States Tax Exemption 50.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 56.640.19 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 50.640.19 Project Purpose Category Mandacturing Mortgage Recording Tax Exemption 50.00 Total Project Amount \$1.000.000.00 Total Exemptions \$30.643.04 Benefited Project Amount \$0.00.00 Total Exemptions \$30.643.04 Benefited Project Amount \$2.000.00 Actual Payment Information Annual Losse Payment \$2.000.00 Actual Payment Made Payment Due Per Agreement Science \$2.000.00 Actual Payment Nate Payment Due Per Agreement Federal Tax Status of Bonds County PiLOT \$2.992.84 \$2.992.84 Date Project approved \$2.000.00 Total Exemptions \$18.318.07 Year Financial Assistance is Panned to End \$2.092.14 \$2.992.84 \$2.992.84 Date Did Dotok Title to Property Yeas Yeas \$3.6318.61 \$2.992.84				
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Project Part of Another Phase or Multi Phase No Local Property Tax Exemption Steden Original Project Code Mortgage Recording Tax Exemption \$10.00	Project Name	Theowins / Catskill Brewery		
Original Project Code School Property Tax Exemption 516:551:91 Project Purpose Category Mandacturing Mortage Recording Tax Exemptions 500 Total Project Amount \$605,000.00 Total Exemptions Net of RPTL Section 485-b \$30,643.04 Benditide Project Amount \$605,000.00 Total Exemptions Net of RPTL Section 485-b \$30,643.04 Benditide Project Amount Project Province Actual Place Tax Exemption Recruin Place Tax Exemption Payment Made Pater Project Amount School Oxent PlLOC School Place Tax Exemption Payment Made Payment Due Per Agreement Annual Lease Payment School Place Troject Amount School Place Tax Exemption School				
Project Purpose Category Manufacturing Mortgage Recording Tax Exemption \$0.00 Total Exemptions \$10.000.00 Total Exemptions \$30.643.04 Benefited Project Amount \$605,000.00 Total Exemptions Net of RPTL Section 485-b \$30,643.04 Bond/Note Amount \$000.00 Pilot payment Information \$30,643.04 Annual Lesse Payment \$2,000.00 Actual Payment Made Payment Due Per Agreement Science \$2,992.84 \$2,992.84 \$2,992.84 Not For Proft No Local PLIOT \$2,674.03 \$2,574.03 Date Project approved 327/2012 School District PLIOT \$6,656.50 \$6,656.50 Date IDA Took Title to Property Yes Total PLIOT \$12,323.37 \$12,323.37 Year Financial Assistance is Planned to End 2033 Project Employment Information \$100 Vear Financial Assistance is Planned to End 6200 Actual Payment Made \$2,000.00 \$2,000.00 Address Line 672 Old Route 17 Original Estimate of Jobs to be Created \$4.00 Address Line 672 Old Route 17 Original Estimate of Jobs to be Created \$4.000 Address Line NY Original Estimate of Jobs to be Created \$4.000.00 Total Exemption State \$4.000.00		No		
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Bond/Note Amount S2,000.0 Pilot payment Information Annual Lease Payment \$2,000.0 Actual Payment Made Payment Due Per Agreement Rederal Tax Status of Bonds County PILOT \$2,992.84 \$2,992.84 Not For Profit No Local PILOT \$2,992.84 \$2,992.84 Date Project approved 327/2012 School Distric PILOT \$2,674.03 \$2,674.03 Date IDA took Title to Property Yes School Distric PILOT \$12,323.37 \$12,323.37 Year Financial Assistance is Planned to End 2033 Project Employment Information Constructing and equipping of a new brewery and related office space in Livingston Manor, NY. PILOT starts in 2014. 5.00 Address Lined 672 Old Route 17 Original Estimate of Jobs to be Created 4.00 Address Lined 672 Old Route 17 Original Estimate of Jobs to be Retained 5.00 Address Lined 672 Old Route 17 Original Estimate of Jobs to be Retained 5.00 City LivingSTON MANOR Annualized Salary Range of Jobs to be Retained 5.00 State NY Orig				
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Not For Profit No Local PILOT \$2.674.03 \$2.674.03 Date Project approved 3/27/2012 School District PILOT \$8.656.50 \$6.656.50 Did IDA took Title to Property 4/30/2012 Total PILOT \$8.2674.03 \$2.674.03 Date IDA Took Title to Property 4/30/2012 Net Exemptions \$12.323.37 \$12.323.37 Year Financial Assistance is Planned to End 2033 Project Employment Information \$12.323.37 Notes Constructing and equipping of a new brewery and related office space in Livingston Manor, NV. PILOT starts in 2014. \$0.00 Address Line1 672 Old Route 17 Original Estimate of Jobs to be Created 4.00 40.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created (a 0.00.00 To: \$0.000.00 To: \$0.000.00 City LIVINGSTON MANOR Annualized Salary Range of Jobs to be Created 4.000 42.000.00 Zip - Plus4 NY Original Estimate of Jobs to be Retained (a Current Market rates) 5.00 Province/Regin Korareg Annual Salary of Jobs to be Retained (a Current # of FTEs 14.00 0.00 Address Line1 Indress Line1 FTE Construction Jobs d	Annual Lease Payment	\$2,000.00		Actual Payment Made Payment Due Per Agreement
Date Project approved3/27/2012School District PILOT\$6,656.50\$6,656.50Did IDA took Title to PropertyYesTotal PILOT\$12,323.37\$12,323.37Date IDA Took Title to Property4/30/2012Net Exemptions\$18,319.67Year Financial Assistance is Planned to End2033Project Employment InformationNotesConstructing and equipping of a new brewery and related office space in Livingston Manor, NY. PILOTstarts in 2014.Coctation of Project672 Old Route 17Original Estimate of Jobs to be Created4.00Address Line1672 Old Route 17Original Estimate of Jobs to be Created40,000.00Address Line2LIVINGSTON MANORAnualized Salary Range of Jobs to be Created40,000.00Tors 50,000.00Tors 50,000.00Tor 50,000.005.00StateNYOriginal Estimate of Jobs to be Created40,000.00Tors 50,000.00Retained(at Current Market rates)5.00Province/RegionCurrent #arket rates)42,000.00Province/RegionCurrent #arket rates)42,000.00Applicant InformationProject Caskill Brewery, LLC.9.00Applicant InformationTheowins, LLC, Caskill Brewery, LLC.0.00Address Line2IVINGSTON MANORNet Employment Change9.00Address Line2UVINGSTON MANORCurrent Yarket for ReportingApplicant InformationTheowins, LLC, Caskill Brewery, LLC.9.00Applicant InformationTheowins, LLC, Caskill Brewery, LLC.9.00Address Line2UVINGST	Federal Tax Status of Bonds		County PILOT	\$2,992.84 \$2,992.84
Did IDA took Title to Property Date IDA Took Title to PropertyYesTotal PILOT\$12,323.37\$12,323.37Year Financial Assistance is Planned to End2003Project Employment InformationNotesConstructing 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 Status672 Old Route 17Original Estimate of Jobs to beAddress Line2Average Estimated Annual Salary of Jobs to beCityLIVINGSTON MANORAnnualized Salary Range of Jobs to be Created40,000.00Tota PluscoTots 50,000.00StateNYOriginal Estimate of Jobs to be Created40,000.00Tota PluscoLivingSTON MANORAnnualized Salary Range of Jobs to be Created40,000.00Tota Plusco12768Bestimated Active of FTEs14.00CountryUnited StatesIndex States# of FTE Construction Jobs during Fiscal YearApplicant InformationNet Employment ChangeApplicant NameTheowins, LLC, Catskill Brewery, LLC.Address Line2190 Mary Smith Hill RoadAddress Line2UNINGSTON MANORCurrent Year Is Last Year for ReportingLivingSton NamoNet Employment ChangeApplicant InformationNet Employment ChangeApplicant InformationNet Employment ChangeAddress Line2Into Net Employment StateAddress Line2Into Net Employment ChangeAddress Line2Into Net Employment ChangeAddress	Not For Profit		Local PILOT	\$2,674.03 \$2,674.03
Did IDA took Title to Property Date IDA Took Title to Property 4/30/2012YesTotal PLOT\$12,323.37\$12,323.37\$12,323.37Year Financial Assistance is Planned to End Constructing and equipping of a new brewery are lated office space in Livingston Manor, NY. PILOT starts in 2014.S.00Location of Project Address Lined672 Old Route 17Original Estimate of Jobs to be Created Created Edt Current Market rates)4.00Address Lined Constructing and equipping of a new brewery are lated office space in Livingston Manor, NY. PILOT starts in 2014.5.00Address Lined Constructing and equipping of a new brewery are lated office space in Livingston Manor, NY. PILOT5.00Address Lined Constructing and equipping of a new brewery are lated office space in Livingston Manor, NY. PILOT4.00Address Lined Construction Address Lined672 Old Route 17Original Estimate of Jobs to be Created Created Edt Current Market rates)4.00Constructing Address Lined Topic Status1.111.111.11Vining Status Construction Jobs Construction Jobs due freis and Year Retained(at Current Market rates)5.001.11Constructing Address Lined Construction Jobs during Fiscal Year4.000.00To: 5.0,000.00Constructing Address Lined Construction Jobs due freiscal Year4.000To: 50,000.00Constructing Address Lined Construction Jobs during Fiscal Year4.000To: 50,000.00Constructing Address Lined Construction Jobs during Fiscal Year4.000To: 50,000.00Address Lined Construction Jobs during Fiscal Year4.000To: 50,	Date Project approved	3/27/2012	School District PILOT	\$6,656.50 \$6,656.50
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 Linet 672 Old Route 17 Original Estimated Jobs to be Createdd 4.00 42,000.00 Address Linet IVINGSTON MANOR Anualized Salary of Jobs to be Retained 5.00 City LIVINGSTON MANOR Anualized Salary of Jobs to be Retained 5.00 State NY Original Estimate of Jobs to be Retained 5.00 Tip - Plus4 12758 Estimated Average Annual Salary of Jobs to be 42,000.00 Retained/at Current Market rates) Retained/at Current Market rates) 42,000.00 To: 50,000.00 Province/Region Current # of FTEs 14.00 00 10 Address Linet Intel States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Name Theowins, LLC, Catskill Brewery, LLC. 9.00 9.00 10 Address Linet 190 Mary Smith Hill Road Project Status 9.00			Total PILOT	\$12,323.37 \$12,323.37
Notes Constructing and equipping of a new brewery and related office space in LVingston 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 and of Jobs to be Retained 5.00 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 14.00 000 100 Applicant Information Province/Region Current # of FTEs 14.00 Address Line1 Theowins, LLC, Catskill Brewer, LLC. 0.00 0.00 0.00 Address Line2 IDM Mary Smith Hill Road Project Status 9.00 0.00 100 Address Line2 IDM Mary Smith Hill Road Project Status 10.00 100 100 Address Line2 IDM Dees Not H	Date IDA Took Title to Property	4/30/2012	Net Exemptions	\$18,319.67
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 42,000.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 4.00 42,000.00 To: 50,000.00 City LIVINGSTON MANOR Annualized Salary Range of Jobs to be Created 4.000.00 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 for the Vinter states 9.00 Province/Region Current # of FTE 14.00 0.00 0.00 Address Line1 190 Mary Smith Hill Road Project Status 9.00	Year Financial Assistance is Planned to End	2033	Project Employment Information	
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Image: Created(at Current Market rates) Created(at Current Market rates) 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 42,000.00 To: 50,000.00 Province/Region Image: Current Plane Pla	Address Line1	672 Old Route 17	Original Estimate of Jobs to be Created	4.00
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Image: constraint of the second sec	State	NY	Original Estimate of Jobs to be Retained	5.00
Province/RegionCurrent # of FTEs14.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change9.00Applicant NameTheowins, LLC, Catskill Brewery, LLC.9.00Address Line1190 Mary Smith Hill RoadProject StatusAddress Line2Current Year Is Last Year for Reporting100CityLIVINGSTON MANORCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus412758IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Zip - Plus4	12758	Estimated Average Annual Salary of Jobs to be	42,000.00
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Applicant NameTheowins, LLC, Catskill Brewery, LLC.Address Line1190 Mary Smith Hill RoadProject StatusAddress Line2Current Year Is Last Year for ReportingCityLIVINGSTON MANORCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus412758IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Applicant Information		Net Employment Change	9.00
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Province/Region The Project Receives No Tax Exemptions	Zip - Plus4	12758		
Country USA	Country	USA		

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Project Code 48011303A State Sales Tax Exemption 50.00 Project Type Veria Lifestyle Inc. County Real Propert Tax Exemption 50.00 Project Part of Another Phase or Multi Phase No Local Propert Tax Exemption 540.288.76 Original Project Acoust School Property Tax Exemption 540.288.76 School Property Tax Exemption 540.288.76 Project Type Services Mortgage Recording Tax Exemption 50.00 School Propert Yax Exemption 532.205.55 Bendfited Project Annount \$2.000.000.00 Total Exemption S322.505.55 School Propert Yax Exemption S322.505.55 Bendfited Project Annount \$2.000.000.00 Total Exemption State St	General Project Information		Project Tax Exemptions & PILOT	Payment Information	
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Zip - Plus4 10119 IDA Does Not Hold Title to the Property	State				
	Zip - Plus4	10119			
	Province/Region		The Project Receives No Tax Exemptions		
Country USA		USA			

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date:03/29/2024Status:CERTIFIEDCertified Date:03/29/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	48011504A		r ayment information
Project Code Project Type		State Sales Tax Exemption	\$0.00
Project Name	Veria Wellness Center	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$448,769.86
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$194,505.62
Original Project Code	48011303A	School Property Tax Exemption	\$913,713.15
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$1,556,988.63
Benefited Project Amount	\$70,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,092,256.86
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	\$105,922.44 \$105,922.44
Not For Profit	No	Local PILOT	\$45,908.85 \$45,908.85
Date Project approved	9/18/2015	School District PILOT	\$215,662.28 \$215,662.28
Did IDA took Title to Property	Yes	Total PILOT	
Date IDA Took Title to Property	11/27/2013	Net Exemptions	\$1,189,495.06
Year Financial Assistance is Planned to End	2036	Project Employment Information	
	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	50,000.00
		Created(at Current Market rates)	
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	114.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	114.00
Applicant Name	Veria Wellness Center		
Address Line1	200 Middlesex Essex Turnpike	Project Status	
Address Line2			
City		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	

Page 111 of 121



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Opener Project Numation Project Name States States Tax Exemption Store Project Name Velaran NY 55 Shurgia, LLC. County Read Property Tax Exemption Store	General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Type Lesse State Sales Tax Exemption \$0.00 Project Name Veteran NY 55 Sturgis, LLC. LG cal Sales Tax Exemption \$0.00 Project Pard Another Phase or Multi Phase No Local Property Tax Exemption \$20.35.62 Project Pard Face or Multi Phase No Local Property Tax Exemption \$21.53.28 Project Paronet Services Mortgage Recording Tax Exemption \$21.53.28 Project Paronet \$2.055.000.00 Total Exemptions \$45.552.77 Benfieted Project Amount \$2.055.000.00 Total Exemptions \$45.552.77 Bond/Note Amount Pilot payment Information \$6.429.29 \$6.429.29 Project Targer Name \$1.500.00 Total Exemptions \$44.552.73 Bond/Note Amount States of Bonds \$6.429.29 \$6.429.29 Annual Lesse Payment \$1.500.00 Local Puryment Information Federal Tax Status of Bonds No Local Puryment Mack Payment Due Per Agreement State Droperty No Local Puryment Mack \$10.90.00 Bond Project amount \$2.000.00 Total Exemptions \$10.00 \$10.90.20 State Droperty No Local Puryment Mack Payment Due Per Agreement State Project Amount \$2.000.00 No Stata		480117064		Fayment information	
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Province/RegionRetained(at Current Market rates)Province/RegionCurrent # of FTEs14.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change14.00Applicant NameVeteran NY 55 Sturgis, LLC.Image: Construction StateImage: Construction StateAddress Line1465 Main Street, Suite 600Project StatusImage: Construction StateAddress Line2Image: Construction StateImage: Construction StateImage: Construction StateStateNYThere is no Debt Outstanding for this ProjectImage: Construction StateZip - Plus414203IDA Does Not Hold Title to the PropertyImage: Construction State StateProvince/RegionThe Project Receives No Tax ExemptionsImage: Construction State State	State	NY	Original Estimate of Jobs to be Retained		
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CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change14.00Applicant NameVeteran NY 55 Sturgis, LLC					
Applicant InformationNet Employment Change14.00Applicant NameVeteran NY 55 Sturgis, LLC.Image: Constraint of the street of the s	Province/Region		Current # of FTEs		
Applicant Name Veteran NY 55 Sturgis, LLC. Address Line1 465 Main Street, Suite 600 Project Status Address Line2 Description 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	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Address Line1 465 Main Street, Suite 600 Project Status Address Line2 Matrix 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	Applicant Information		Net Employment Change	14.00	
Address Line2 Image: Constraint of the project of t	Applicant Name	Veteran NY 55 Sturgis, LLC.			
Address Line2 Current Year Is Last Year for Reporting 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	Address Line1	465 Main Street, Suite 600	Project Status		
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	Address Line2		2		
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	City	BUFFALO	Current Year Is Last Year for Reporting		
Zip - Plus4 14203 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions					
Province/Region The Project Receives No Tax Exemptions	Zip - Plus4	14203			
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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48010801A			
Project Code 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	\$42,238.03	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$28,958.95	
Original Project Code		School Property Tax Exemption	\$103,240.64	
Project Purpose Category	Transportation, Communication, Electric,	Mortgage Recording Tax Exemption	\$0.00	
	Gas and Sanitary Services			
Total Project Amount	\$9,000,000.00	Total Exemptions	\$174,437.62	
Benefited Project Amount	\$9,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$174,437.62	
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	\$39,516.98 \$39,516.98	
Not For Profit		Local PILOT	\$27,093.35 \$27,093.35	
Date Project approved	12/31/2007	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT		
Date IDA Took Title to Property	12/31/2007	Net Exemptions	\$11,237.62	
Year Financial Assistance is Planned to End	2012	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. A new OSC number, 48010801B, has been created. All 2023 information is reported under this number 48010801A. Starting in 2024 all information will be reported under the new number 48010801B. 2023 will be the last reporting year for 48010801A.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1324 Route 55	Original Estimate of Jobs to be Created		
Address Line2		Average Estimated Annual Salary of Jobs to be	30,000.00	
		Created(at Current Market rates)		
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		
Zip - Plus4	12740	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	West Delaware Hydro Associates, L.P.			
Address Line1	P.O. Box 600	Project Status		
Address Line2				
City	MARLBOROUGH	Current Year Is Last Year for Reporting	Yes	
State		There is no Debt Outstanding for this Project		
Zip - Plus4	01752	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions	Yes	



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48010801B			
Project Type		State Sales Tax Exemption	\$0.00	
Project Name		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	48010801A	School Property Tax Exemption	\$0.00	
Project Purpose Category	Clean Energy	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	**	Total Exemptions	\$0.00	
Benefited Project Amount		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	4/10/2023	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	12/31/2007	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
	new OSC number, 48010801B, has been created	23. In April 2023 IDA authorized a ten-year extension o ted. All 2023 information is reported under the original 2023 will be the last reporting year for 48010801A.	f the PILOT period, with the fir number 48010801A. Starting i	al PILOT due February 1, 2033. A n 2024 all information will be
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	30,000.00	
		Created(at Current Market rates)		
City	GRAHAMSVILLE	Annualized Salary Range of Jobs to be Created	30,000.00 To : 30	0,000.00
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		



Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date:03/29/2024Status:CERTIFIEDCertified Date:03/29/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	48011806C			
Project Code		State Sales Tax Exemption	\$5.456.80	
Project Name		Local Sales Tax Exemption	\$5,456.80	
		County Real Property Tax Exemption	\$2,581.66	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$2,062.96	
Original Project Code	48011806B	School Property Tax Exemption	\$4,549.28	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,001,852.00	Total Exemptions	\$20,107.50	
Benefited Project Amount	\$860,652.00	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	\$1,186.32 \$1,186.32	
Not For Profit	No	Local PILOT	\$947.97 \$947.97	
Date Project approved	6/13/2022	School District PILOT	\$2,090.48 \$2,090.48	
Did IDA took Title to Property	Yes	Total PILOT	\$4,224.77 \$4,224.77	
Date IDA Took Title to Property	4/1/2019	Net Exemptions	\$15,882.73	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
	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 is reported under the previous OSC number, 48011806B. 2022 mortgage and sales tax information is reported under this new OSC number, 48011806C. Starting in 2023 all project information will be 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	33,000.00	
		Created(at Current Market rates)		
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	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Yasgur Road Productions, LLC			
Address Line1	PO Box 301	Project Status		
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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Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date:03/29/2024Status:CERTIFIEDCertified Date:03/29/2024

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
74	\$18,292,469.76	\$5,932,315.84	\$12,360,153.92	2967

Annual Report for Sullivan County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date:03/29/2024Status:CERTIFIEDCertified Date:03/29/2024

Additional Comments