

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

Governance Information (Authority-Related)

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	https://www.rocklandida.com/2018-ida
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.rocklandida.com/blank-18
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	https://www.rocklandida.com/ida-organizational-chart
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	https://www.rocklandida.com/2019-ida-mision-statement
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.rocklandida.com

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
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 Certified Date: 02/26/2021

Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://www.rocklandida.com/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		https://www.rocklandida.com/ida-agenda-and-minutes
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.rocklandida.com/ida-public-documents
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.rocklandida.com/code-of-ethics
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://www.rocklandida.com/ida-public-documents

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
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 Certified Date: 02/26/2021

Board of Directors Listing

Name	Dranoff, Eric	Nominated By	Other
Chair of the Board	Yes	Appointed By	Other
If yes, Chair Designated by	Other	Confirmed by Senate?	N/A
Term Start Date	3/19/2013	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/22/2020	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Hellman, Howard	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/23/2013	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/18/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
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Name	Raj, Amar	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/18/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	06/18/2022	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Riley, Timothy	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/17/2006	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	09/18/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

Name	Zugibe, Peggy	Nominated By	Other
Chair of the Board	No	Appointed By	Other
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/3/2015	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	09/16/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Porath, Steven	Executive Director	Executive				FT	Yes	\$141,113.00	\$131,127.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$136,127.00	No	

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

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Certified Date: 02/26/2021

Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority? No

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Dranoff, Eric	Board of Directors												X	
Hellman, Howard	Board of Directors												X	
Raj, Amar	Board of Directors												X	
Riley, Timothy	Board of Directors												X	
Zugibe, Peggy	Board of Directors												X	

Staff

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

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

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Subsidiary/Component Unit Verification

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

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

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

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

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

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Certified Date: 02/26/2021

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$2,541,774.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$0.00
	Total Current Assets		\$2,541,774.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	Total Noncurrent Assets		\$0.00
Total Assets			\$2,541,774.00
Liabilities			
Current Liabilities			
	Accounts payable		\$0.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$0.00
Noncurrent Liabilities			

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Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
Total Liabilities			\$0.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$2,541,774.00
	Total Net Assets		\$2,541,774.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$195,232.00
	Rental & financing income		\$0.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$195,232.00
Operating Expenses			
	Salaries and wages		\$144,113.00
	Other employee benefits		\$36,671.00
	Professional services contracts		\$10,606.00
	Supplies and materials		\$1,333.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$70,511.00
	Total Operating Expenses		\$263,234.00
Operating Income (Loss)			(\$68,002.00)
Nonoperating Revenues			
	Investment earnings		\$24,862.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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Fiscal Year Ending: 12/31/2019

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$24,862.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total Nonoperating Expenses		\$0.00
	Income (Loss) Before Contributions		(\$43,140.00)
Capital Contributions			\$0.00
Change in net assets			(\$43,140.00)
Net assets (deficit) beginning of year			\$2,584,914.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$2,541,774.00

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Current Debt

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

New Debt Issuances

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

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Certified Date: 02/26/2021

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	50,023,785.27	0.00	4,804,571.96	45,219,213.31
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	50,023,785.27	0.00	4,804,571.96	45,219,213.31

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

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Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	No	
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	No	
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
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 Certified Date: 02/26/2021

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-18-02A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$53,600.00	
Project Name	2018 TZ Vista Project	Local Sales Tax Exemption	\$58,625.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,600,000.00	Total Exemptions	\$112,225.00	
Benefited Project Amount	\$3,239,750.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	9/21/2018	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	9/21/2018	Net Exemptions	\$112,225.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	Note: This a Lease Project. The PILOT began in 2019 with a PILOT payment of \$77,764.72 to the School District. The Assessment without the PILOT is \$103,852.45. TZ Vista will redevelop 16,600 square feet of space into a Culinary School to be leased to the Rockland County Community College for Farm to Market Culinary School. The College anticipates creating 8 full time jobs and 20 part time jobs. Financial Assistance will accrue to the College through the lease rental fee for the space. The taxing entities negotiated the PILOT terms.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	69, and 69A Lydecker Street, 70 Main Street and 5 North Main Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	NYACK	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	10960	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	22.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	TZ Vista LLC			
Address Line1	27 Route 210	Project Status		
Address Line2				
City	STONY POINT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

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Certified Date: 02/26/2021

Zip - Plus4	10980	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-18-01A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$9,027.22	
Project Name	2018 United Structural Works & OM Realty	Local Sales Tax Exemption	\$9,873.52	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		
Original Project Code	3901-16-01A	School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		
Total Project Amount	\$7,000,000.00	Total Exemptions	\$18,900.74	
Benefited Project Amount	\$3,583,090.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	3/13/2018	School District PILOT		
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	3/13/2018	Net Exemptions	\$18,900.74	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes	Expansion, construction of new building. Installation of machinery, equipment, fixtures and furnishings .			
Location of Project		# of FTEs before IDA Status	25.00	
Address Line1	44 Hemlock Drive	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	75,000.00	
City	CONGERS	Annualized Salary Range of Jobs to be Created	65,000.00	To: 125,000.00
State	NY	Original Estimate of Jobs to be Retained	25.00	
Zip - Plus4	10920	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	75,000.00	
Province/Region		Current # of FTEs	100.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	50.00	
Applicant Information		Net Employment Change	75.00	
Applicant Name	United Structural and OM Realty	Project Status		
Address Line1	45 Hemlock Drive			
Address Line2				
City	CONGERS	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10920	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-19-03A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00	
Project Name	2019 Pearl River Campus	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		
Original Project Code	3901-16-00A	School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$59,857.20	
Total Project Amount	\$66,000,000.00	Total Exemptions	\$59,857.20	
Benefited Project Amount	\$42,900,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	11/1/2019	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$59,857.20	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes	The 2019 Project will renovate additional buildings in the former 500 acre Pfizer Campus for for commercial uses. The 2015 and 2019 projects LLC were formed by the Industrial Realty Group LLC ; it purchased the property in 2015. At that time the taxing entities and LLC entered into a PILOT . Pfizer R&D activities once employed 5000 workers. This project allows the revitalization of a former pharmaceutical facility by providing leased facilities to manufacturers and other commercial businesses. The 2019 project is a continuation of the original project to promote the re-population of this facility.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	401,403 AND 405 Middletown Road	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	PEARL RIVER	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	10965	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	Pearl River Campus Projec LLC			
Address Line1	11111 Santa Monica Boulevard	Project Status		
Address Line2				
City	LOS ANGELES	Current Year Is Last Year for Reporting		
State	CA	There is no Debt Outstanding for this Project		
Zip - Plus4	90025	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

Annual Report for Rockland County Industrial Development Agency

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Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Country	USA		
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Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-19-02A				
Project Type	Tax Exemptions	State Sales Tax Exemption		\$1,990.21	
Project Name	2019 Premier Brands of America Inc.	Local Sales Tax Exemption		\$2,176.79	
		County Real Property Tax Exemption			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption			
Original Project Code		School Property Tax Exemption			
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$36,720.00	
Total Project Amount	\$8,120,000.00	Total Exemptions		\$40,887.00	
Benefited Project Amount	\$1,280,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT			
Not For Profit		Local PILOT			
Date Project approved	8/15/2019	School District PILOT			
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	8/15/2019	Net Exemptions		\$40,887.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Premier Brands of America Inc is expanding its operations. It manufactures, assembles and packages wellness products. The Agency provided benefits to offset the lower tax (per square foot) and relocation of the company's operations to Northvale, NJ. Additionally 20 salaried and 60 hourly jobs will be retained in New York State. They will create 30 hourly and 5 full time positions. A PILOT will begin in 2021.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Corporate Drive	Original Estimate of Jobs to be Created		155.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	ORANGEBURG	Annualized Salary Range of Jobs to be Created		26,000.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10962	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		75,000.00	
Province/Region		Current # of FTEs		3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		3.00	
Applicant Name	Premier Brands of America, Inc				
Address Line1	170 Hamilton Avenue	Project Status			
Address Line2					
City	WHITE PLAINS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10601	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-19-01A			
Project Type	Lease	State Sales Tax Exemption	\$13,628.67	
Project Name	2019 SQ Properties Project (Diversified Glass and Storefronts)	Local Sales Tax Exemption	\$14,906.36	
		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	Manufacturing	Mortgage Recording Tax Exemption	\$25,593.75	
Total Project Amount	\$3,950,000.00	Total Exemptions	\$54,128.78	
Benefited Project Amount	\$350,000.00	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	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	2/28/2019	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	2/28/2019	Net Exemptions	\$54,128.78	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	The firm's Diversified Glass and Storefronts is expanding its Bronx operations by purchasing a building in Orangeburg to expands its manufacture of glass and metal storefronts, curtain walls, canopy and shower doors. A showcase is planned. 50 jobs will be retained and 10 jobs will be created,			
Location of Project		# of FTEs before IDA Status	50.00	
Address Line1	8 Olympic Drive	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	ORANGEBURG	Annualized Salary Range of Jobs to be Created	35,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	50.00	
Zip - Plus4	10962	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	65,000.00	
Province/Region		Current # of FTEs	50.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	SQ Properties LLC	Project Status		
Address Line1	4526 Bullard Drive			
Address Line2				
City	BRONX	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10470	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-10-05-A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	ADH HEALTH PRODUCTS 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	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$5,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$5,500,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	6/17/2010	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	11/16/2010	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	60.00		
Address Line1	215 NORTH ROUTE 303	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CONGERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	60.00		
Zip - Plus4	10920	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	81.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	21.50		
Applicant Name	ADH HEALTH PRODUCTS INC.	Project Status			
Address Line1	215 NORTH ROUTE 303				
Address Line2					
City	CONGERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10920	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	39019901A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Assisted Living at Northern Riverview	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	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$11,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$11,000,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	7/14/1998	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	2/24/1999	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2012	Project Employment Information			
Notes	Services. Year Financial Assistance is Planned to End is 2029.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	87 Route 9W	Original Estimate of Jobs to be Created	44.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	HAYERSTRAW	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	10927	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	44.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	44.00		
Applicant Name	Assisted Living at Northern Riverview	Project Status			
Address Line1	87 Route 9W				
Address Line2					
City	HAYERSTRAW	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10927	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	39010301A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Avon Products Inc	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$166,598.93	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$766,793.68	
Original Project Code		School Property Tax Exemption	\$1,357,595.60	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$93,600,000.00	Total Exemptions	\$2,290,988.21	
Benefited Project Amount	\$45,714,286.00	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	\$18,218.20	\$18,218.20
Not For Profit	No	Local PILOT	\$177,653.20	\$177,653.20
Date Project approved	10/15/2002	School District PILOT	\$357,975.00	\$357,975.00
Did IDA took Title to Property	Yes	Total PILOT	\$553,846.40	\$553,846.40
Date IDA Took Title to Property	9/12/2003	Net Exemptions	\$1,737,141.81	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Research and Development of AVON products			
Location of Project		# of FTEs before IDA Status	274.00	
Address Line1	Avon Place	Original Estimate of Jobs to be Created	70.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	SUFFERN	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	274.00	
Zip - Plus4	10901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	237.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-36.50	
Applicant Name	Avon Products, Inc.			
Address Line1	Avon Place	Project Status		
Address Line2				
City	SUFFERN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-13-06-A				
Project Type	Lease	State Sales Tax Exemption	\$1,070,572.90		
Project Name	Bloomberg Data Center	Local Sales Tax Exemption	\$1,170,939.10		
		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	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$710,000,000.00	Total Exemptions	\$2,241,512.00		
Benefited Project Amount	\$435,000,000.00	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	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	9/19/2013		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	11/25/2013		Net Exemptions	\$2,241,512.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	THIS PROJECT IS TAX EXEMPT. The project has more than doubled its estimated job creation and requests that employment and salary data remain confidential for competitive reasons. The information may be provided upon request by the State. The exemptions of purchases for a period of 15 years is subject to limitations of the percentage of such purchases that may be made on an exempt basis each year over the terms of the agreement. In addition pursuant to the process prescribed under the NY Statute and regulations governing Sales and Use Tax, the Company will self assess the tax on such amounts of purchases as will be necessary to comply with the applicable Annual Exemption Percentage described above. By making such annual remittances of sales tax the Company shall implement and comply with the permitted Annual Exempt Percentage applicable to each year irrespective of the amount of total purchases made each year, subject only to the \$435 million Maximum Total Exempt Purchase Amount.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	155 Corporate Dr	Original Estimate of Jobs to be Created	80.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ORANGEBURG	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	10962	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	190.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	190.00		
Applicant Name	Bloomberg LP and Affiliates				
Address Line1	731 Lexington Ave	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Zip - Plus4	10022	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-11-03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Cambridge Security Seals, Inc	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$5,244.84	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$32,662.44	
Original Project Code		School Property Tax Exemption	\$67,195.15	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,900,000.00	Total Exemptions	\$105,102.43	
Benefited Project Amount	\$2,250,000.00	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	\$5,142.00	\$5,142.00
Not For Profit	No	Local PILOT	\$32,307.23	\$32,307.23
Date Project approved	10/17/2011	School District PILOT	\$61,583.11	\$61,583.11
Did IDA took Title to Property	Yes	Total PILOT	\$99,032.34	\$99,032.34
Date IDA Took Title to Property	2/25/2012	Net Exemptions	\$6,070.09	
Year Financial Assistance is Planned to End	2013	Project Employment Information		
Notes	Please note: Financial Assistance ends 2022, (not 2013). The 2022 end date is tied to the PILOT period. The project will continue to be monitored as a result of the PILOT.			
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	Cambridge Security Seals, Inc	Original Estimate of Jobs to be Created	30.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	POMONA	Annualized Salary Range of Jobs to be Created	30,000.00	To: 130,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	10970	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	70,000.00	
Province/Region		Current # of FTEs	49.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	47.50	
Applicant Name	Cambridge Security Seals, Inc			
Address Line1	Cambridge Security Seals, Inc	Project Status		
Address Line2				
City	POMONA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10970	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	39010403A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Cardiovascular Research Foundation	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	\$18,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$18,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$18,000,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	4/20/2004	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	12/23/2004	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Research and Development				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	55 East 59th Street 6th Floor	Original Estimate of Jobs to be Created	29.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	NEW YORK	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	10022	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	184.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	184.50		
Applicant Name	Cardiovascular Research Foundation	Project Status			
Address Line1	111 East 59th St., 11th Floor				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10022	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-15-07A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Celtic Sheet Metal, Inc. & Rathmagurry Realty	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	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$9,220,896.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$225,093.32	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	12/7/2015	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	12/7/2015	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2018	Project Employment Information			
Notes	This is a TAX EXEMPT project. The project is closed.				
Location of Project		# of FTEs before IDA Status	130.00		
Address Line1	1 Corporate Way	Original Estimate of Jobs to be Created	40.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ORANGEBURG	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	10962	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	267.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	21.00		
Applicant Information		Net Employment Change	137.00		
Applicant Name	Celtic Sheet Metal Inc.	Project Status			
Address Line1	100 Brenner Drive				
Address Line2					
City	CONGERS	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	10920	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-13-04-A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Cerovene, 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	\$42,099.42		
Original Project Code		School Property Tax Exemption	\$150,449.24		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$8,388,000.00	Total Exemptions	\$192,548.66		
Benefited Project Amount	\$3,500,000.00	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	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$22,414.15	\$22,414.15
Date Project approved	9/16/2013		School District PILOT	\$89,029.15	\$89,029.15
Did IDA took Title to Property	No		Total PILOT	\$111,443.30	\$111,443.30
Date IDA Took Title to Property			Net Exemptions	\$81,105.36	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Cerovene is a manufacturer of pharmaceuticals. In 2019, the federal government implemented taxes on several produced by the company (opioid related.) The company was forced to allocate funds for the new taxes in lieu of hiring new employees. Despite the new tax the company advised that it plans to hire 6 to 8 individuals in 2020 and construction workers. Firm is continues to work on FDA approvals to manufacture abuse deterrent products. This will result in hiring of additional staff. In 2018, the firm added 5 new jobs. 17 new jobs were added in 2017.				
Location of Project		# of FTEs before IDA Status	9.00		
Address Line1	10 Corporate Drive	Original Estimate of Jobs to be Created	64.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,000.00		
City	ORANGEBURG	Annualized Salary Range of Jobs to be Created	40,000.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	9.00		
Zip - Plus4	10962	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	65,000.00		
Province/Region		Current # of FTEs	39.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	5.00		
Applicant Information		Net Employment Change	30.00		
Applicant Name	Cerovene Inc.				
Address Line1	612 Corporate Way	Project Status			
Address Line2					
City	VALLEY COTTAGE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10989	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Country	USA		
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Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3601-17-01A			
Project Type	Lease	State Sales Tax Exemption	\$3,815.16	
Project Name	Congers/ECD NY INC	Local Sales Tax Exemption	\$4,172.84	
		County Real Property Tax Exemption	\$3,652.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$12,126.00	
Original Project Code		School Property Tax Exemption	\$37,484.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,350,000.00	Total Exemptions	\$61,250.00	
Benefited Project Amount	\$9,150,000.00	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	\$3,652.00	\$3,652.00
Not For Profit		Local PILOT	\$12,126.00	\$12,126.00
Date Project approved	5/5/2017	School District PILOT	\$37,484.00	\$37,484.00
Did IDA took Title to Property	Yes	Total PILOT	\$53,262.00	\$53,262.00
Date IDA Took Title to Property	5/5/2017	Net Exemptions	\$7,988.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	Manufacturing of drills for construction of foundations of commercial buildings, space will be provided fo5 office, and storage space for equipment and machinery.			
Location of Project		# of FTEs before IDA Status	20.00	
Address Line1	4 Burts Road	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	65,000.00	
City	CONGERS	Annualized Salary Range of Jobs to be Created	60,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	20.00	
Zip - Plus4	10920	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	65,000.00	
Province/Region		Current # of FTEs	47.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	12.00	
Applicant Information		Net Employment Change	27.00	
Applicant Name	Congers LLC			
Address Line1	35-12 19th Avenue, Suite 2W	Project Status		
Address Line2				
City	ASTORIA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11105	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-15-04A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Crystal Run Project	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$28,519.26		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$99,401.95		
Original Project Code		School Property Tax Exemption	\$282,222.82		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$32,771,457.00	Total Exemptions	\$410,144.03		
Benefited Project Amount	\$11,052,014.00	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	\$15,683.00	\$15,683.00
Not For Profit	No		Local PILOT	\$52,079.00	\$52,079.00
Date Project approved	11/24/2015		School District PILOT	\$198,716.00	\$198,716.00
Did IDA took Title to Property	Yes		Total PILOT	\$266,478.00	\$266,478.00
Date IDA Took Title to Property	12/30/2015		Net Exemptions	\$143,666.03	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Notes: Annualized salary range of jobs created is: \$22,620 to \$425,000. (Note: this a medical facility with a range of lower salaries to highly paid medical staff/management.				
Location of Project		# of FTEs before IDA Status	20.00		
Address Line1	3 Crossfield Avenue	Original Estimate of Jobs to be Created	217.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,579.00		
City	WEST NYACK	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	20.00		
Zip - Plus4	10994	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,579.00		
Province/Region		Current # of FTEs	236.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	216.00		
Applicant Name	CRH Realty IX, LLC	Project Status			
Address Line1	155 Crystal Run Road				
Address Line2					
City	MIDDLETOWN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10941	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-11-02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Curti's Landscaping	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,317.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$16,258.52	
Original Project Code		School Property Tax Exemption	\$48,035.58	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,635,180.00	Total Exemptions	\$67,611.10	
Benefited Project Amount	\$400,000.00	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	\$3,317.00	\$3,317.00
Not For Profit	No	Local PILOT	\$11,076.00	\$11,076.00
Date Project approved	5/5/2011	School District PILOT	\$35,293.00	\$35,293.00
Did IDA took Title to Property	Yes	Total PILOT	\$49,686.00	\$49,686.00
Date IDA Took Title to Property	5/16/2011	Net Exemptions	\$17,925.10	
Year Financial Assistance is Planned to End	2014	Project Employment Information		
Notes	Sales tax abatement ended on 5.16.14. NOTE the Year Financial Assistance for a PILOT approved by the taxing entities will end 11.1.2023 not 2014. Full time Employment for 2018 was 82, and 42 Part Time for total of 103.5. 3 new jobs were created in 2018. (In Addition, the firm employees 91 Seasonal jobs: 56 full time and 35 part-time)			
Location of Project		# of FTEs before IDA Status	25.00	
Address Line1	7 Conklin Dr	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	39,500.00	
City	STONY POINT	Annualized Salary Range of Jobs to be Created	24,000.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained	25.00	
Zip - Plus4	10980	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	1,550,000.00	
Province/Region		Current # of FTEs	103.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	78.00	
Applicant Name	Curti's Landscaping			
Address Line1	7 Conklin Dr	Project Status		
Address Line2				
City	STONY POINT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10980	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-11-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	DER Specialty Products LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,251.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$21,377.73	
Original Project Code		School Property Tax Exemption	\$61,865.83	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$750,000.00	Total Exemptions	\$89,495.15	
Benefited Project Amount	\$500,000.00	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	\$5,101.00	\$5,101.00
Not For Profit	No	Local PILOT	\$16,939.00	\$16,939.00
Date Project approved	12/13/2010	School District PILOT	\$54,880.00	\$54,880.00
Did IDA took Title to Property	Yes	Total PILOT	\$76,920.00	\$76,920.00
Date IDA Took Title to Property	2/4/2011	Net Exemptions	\$12,575.15	
Year Financial Assistance is Planned to End	2014	Project Employment Information		
Notes	NOTE Financial Assistance will end 2021 when PILOT ends not 2014			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	200 North Route 303	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	WEST NYACK	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	10994	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	10.00	
Applicant Name	DER Specialty Products LLC			
Address Line1	200 North Route 303	Project Status		
Address Line2				
City	WEST NYACK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10994	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	39010502A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Dominican College	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	\$9,915,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$9,915,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$9,915,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00		\$0.00
Not For Profit	Yes	Local PILOT	\$0.00		\$0.00
Date Project approved	4/19/2005	School District PILOT	\$0.00		\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00		\$0.00
Date IDA Took Title to Property	6/30/2005	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	This is a multi phase project consisting of six issuances. Please note that College advised that when the first bond was issued the College totaled full time and part time jobs together. As of 2018 the College employed 216 full time employees and 220 part time employees. Therefore the 2018 count is 326 employees. 216 FT and half of 220 part time. Dominican series 2004 B1 and B2 were refunded in 2015. The maturity dates remain the same.				
Location of Project		# of FTEs before IDA Status	482.00		
Address Line1	470 Western Highway	Original Estimate of Jobs to be Created	16.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ORANGEBURG	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	482.00		
Zip - Plus4	10962	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	275.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-207.00		
Applicant Name	Dominican College	Project Status			
Address Line1	470 Western Highway				
Address Line2					
City	ORANGEBURG	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10962	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Country	USA		
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Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-10-04-A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	EMPIRE EXECUTIVE INN LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$26,861.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$27,423.44	
Original Project Code		School Property Tax Exemption	\$207,101.27	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,500,000.00	Total Exemptions	\$261,386.41	
Benefited Project Amount	\$15,500,000.00	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	\$19,157.83	\$19,157.83
Not For Profit	No	Local PILOT	\$20,371.40	\$20,371.40
Date Project approved	6/23/2010	School District PILOT	\$141,005.15	\$141,005.15
Did IDA took Title to Property	Yes	Total PILOT	\$180,534.38	\$180,534.38
Date IDA Took Title to Property	11/30/2010	Net Exemptions	\$80,852.03	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes	Sales tax benefits ended in 2016, the PILOT will continue to be monitored.			
Location of Project		# of FTEs before IDA Status	91.00	
Address Line1	3 EXECUTIVE BLVD	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,600.00	
City	SUFFERN	Annualized Salary Range of Jobs to be Created	20,000.00	To: 155,000.00
State	NY	Original Estimate of Jobs to be Retained	91.00	
Zip - Plus4	10901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	29,500.00	
Province/Region		Current # of FTEs	76.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-15.00	
Applicant Name	EMPIRE EXECUTIVE INN LLC	Project Status		
Address Line1	3 EXECUTIVE BLVD			
Address Line2				
City	SUFFERN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-14-04A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	H&H Renovations LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$6,293.81		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$55,535.38		
Original Project Code		School Property Tax Exemption	\$80,634.18		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$0.00	Total Exemptions	\$142,463.37		
Benefited Project Amount	\$0.00	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	\$4,113.60	\$4,113.60
Not For Profit			Local PILOT	\$42,926.58	\$42,926.58
Date Project approved	2/28/2014		School District PILOT	\$55,984.65	\$55,984.65
Did IDA took Title to Property	Yes		Total PILOT	\$103,024.83	\$103,024.83
Date IDA Took Title to Property	2/28/2014		Net Exemptions	\$39,438.54	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	The taxing entities approved a prorated PILOT to facilitate a discounted rent to the Rockland County Community College for expanded classrooms in its Village of Haverstraw annex. The Agency approved the PILOT at the request of the taxing entities.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	31-37 Broad Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	HAVERSTRAW	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	10927	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	Ginsburg Development Companies LLC				
Address Line1	10 Summit Lake Drive	Project Status			
Address Line2					
City	VALHALLA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10595	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-17-03A			
Project Type	Lease	State Sales Tax Exemption	\$3,775,850.99	
Project Name	JP Morgan Chase Data Center Project	Local Sales Tax Exemption	\$4,129,837.07	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$91,769.41	
Original Project Code		School Property Tax Exemption	\$327,936.16	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$425,000,000.00	Total Exemptions	\$8,325,393.63	
Benefited Project Amount	\$425,500,000.00	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	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$10,377.62	\$10,377.62
Date Project approved	9/1/2017	School District PILOT	\$327,936.16	\$327,936.16
Did IDA took Title to Property	Yes	Total PILOT	\$338,313.78	\$338,313.78
Date IDA Took Title to Property	9/1/2017	Net Exemptions	\$7,987,079.85	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	In 2019, the project was under construction. The Data Center is located on 60 acres of land purchased for \$7.5 Million from the Town Orangeburg. The Tax Exempt site was a brownfield and has been remediated by JP Morgan Chase. The acreage is part of the former Rockland Psychiatric Center. The taxing entities have agreed to a 10 year PILOT once the facility is complicated. The project will consist of a single story data center of 150-200,000 square feet with potential expansion to 250,000 sq. ft. FFE to operate the facility will be purchased and kept current.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	140 Old Orangeburg Road	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	80,000.00	
City	ORANGEBURG	Annualized Salary Range of Jobs to be Created	75,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10962	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	434.00	
Applicant Information		Net Employment Change	8.00	
Applicant Name	JP Morgan Chase Bank N.A.			
Address Line1	237 Park Avenue, 12th Flr.	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		

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Country	USA		
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Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-09-02-A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	LIPTIS PHARMACEUTICALS USA 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	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,650,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$2,650,000.00	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	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	1/15/2009	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	1/20/2009	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2012	Project Employment Information			
Notes	Note: This a TAX EXEMPT Project. The Financial Assistance is planned to end in 2029, not 2012. The project agreement is tied to the duration of the company's (20-year) mortgage (mortgage recording tax was exempted). The project will continue to be monitored.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	200 RAM RIDGE RD	Original Estimate of Jobs to be Created	21.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	CHESTNUT RIDGE	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	10977	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	20.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	20.00		
Applicant Name	LIPTIS PHARMACEUTICALS USA INC.	Project Status			
Address Line1	1612 WESTCHESTER AVE.				
Address Line2					
City	BRONX	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10472	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-08-04-A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	MANHATTAN BEER DISTRIBUTORS, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$58,399.43	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$69,779.63	
Original Project Code		School Property Tax Exemption	\$450,254.25	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,250,000.00	Total Exemptions	\$578,433.31	
Benefited Project Amount	\$12,250,000.00	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	\$55,469.69	\$55,469.69
Not For Profit	No	Local PILOT	\$59,418.81	\$59,418.81
Date Project approved	11/20/2008	School District PILOT	\$408,267.21	\$408,267.21
Did IDA took Title to Property	Yes	Total PILOT	\$523,155.71	\$523,155.71
Date IDA Took Title to Property	11/25/2008	Net Exemptions	\$55,277.60	
Year Financial Assistance is Planned to End	2018	Project Employment Information		
Notes	This project is scheduled to end in 2020.			
Location of Project		# of FTEs before IDA Status	246.00	
Address Line1	10/20 DUNNIGAN DRIVE	Original Estimate of Jobs to be Created	36.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	MONTEBELLO	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	246.00	
Zip - Plus4	10901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	310.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	64.00	
Applicant Name	MANHATTAN BEER DISTRIBUTORS, LLC			
Address Line1	10/20 DUNNIGAN DRIVE	Project Status		
Address Line2				
City	MONTEBELLO	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-14-06A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Millennium Pipeline Company	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$24,653.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,347.00		
Original Project Code		School Property Tax Exemption	\$252,001.00		
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$0.00	Total Exemptions	\$315,001.00		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$24,653.00	\$24,653.00
Not For Profit			Local PILOT	\$38,347.00	\$38,347.00
Date Project approved	3/1/2013		School District PILOT	\$315,001.00	\$315,001.00
Did IDA took Title to Property	Yes		Total PILOT	\$378,001.00	\$378,001.00
Date IDA Took Title to Property	3/1/2013		Net Exemptions	-\$63,000.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	The Company brought certiorari proceedings against the Taxing Entities. A settlement was reached to distribute the rebates over a period of years to reduce the impact of repayments by the taxing entities. The Agency approved the PILOT at the request of all parties. Consequently the full assessment amounts are not applicable.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Gas line Easement	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	SUFFERN	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	10901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Millennium Pipeline Company				
Address Line1	One Blue Hill Plaza	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 Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-14-05A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	NRG Bowline	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$146,590.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$1,103,725.45	
Original Project Code		School Property Tax Exemption		\$985,253.45	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$0.00	Total Exemptions		\$2,235,568.90	
Benefited Project Amount	\$0.00	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					
Not For Profit	No	County PILOT		\$146,590.00	\$146,590.00
Date Project approved	3/1/2014	Local PILOT		\$1,042,203.45	\$1,042,203.45
Did IDA took Title to Property	Yes	School District PILOT		\$1,046,967.00	\$1,046,967.00
Date IDA Took Title to Property	3/1/2014	Total PILOT		\$2,235,760.45	\$2,235,760.45
Year Financial Assistance is Planned to End	2024	Net Exemptions		-\$191.55	
		Project Employment Information			
Notes	Although this a negotiated PILOT project, the company report 41 jobs at its Generating Plant . The taxing entities asked the Agency to approve a PILOT. The terms of the PILOT are subject of a settlement of a tax action brought by the Company against the taxing entities. The settlement will allow repayment of the overcharges to the Company over a period of 10 years thereby easing the repayment burden on the taxing entities.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Easements	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	HAVERSTRAW	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	10927	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		40.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		40.00	
Applicant Name	NRG Bowline and Hudson Valley Gas Corporation				
Address Line1	211 Carnegie Center	Project Status			
Address Line2					
City	PRINCETON	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project			
Zip - Plus4	08540	IDA Does Not Hold Title to the Property			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	39010201A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Northern Manor Multicare Center 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	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$13,985,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$13,985,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$13,985,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	7/17/2001	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	1/25/2002	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2012	Project Employment Information			
Notes	This project is scheduled to end January 1, 2032.				
Location of Project		# of FTEs before IDA Status	252.00		
Address Line1	Northern Services Group Inc	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	NANUET	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	252.00		
Zip - Plus4	10954	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	265.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	13.00		
Applicant Name	Northern Manor Multicare Center	Project Status			
Address Line1	199 North Middletown Road				
Address Line2					
City	NANUET	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10954	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	39010701A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Nyack Library	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	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,975,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$11,975,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$11,975,000.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made		Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt		County PILOT	\$0.00	\$0.00
Not For Profit	Yes		Local PILOT	\$0.00	\$0.00
Date Project approved	5/16/2006		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/14/2007		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	The project was defeased in 2019. It is the nature of libraries to maintain part time employees and interns to permit coverage during extended hours of operations, special events and special programs. The 2019 employment is for full time employees.				
Location of Project		# of FTEs before IDA Status		29.25	
Address Line1	59 South Broadway	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	NYACK	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		29.25	
Zip - Plus4	10960	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		30.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.75	
Applicant Name	The Nyack Library	Project Status			
Address Line1	59 South Broadway				
Address Line2					
City	NYACK	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	10960	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-17-02A				
Project Type	Lease	State Sales Tax Exemption	\$102,093.59		
Project Name	Orange Avenue Apartments	Local Sales Tax Exemption	\$111,664.86		
		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	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$28,785,065.00	Total Exemptions	\$213,758.45		
Benefited Project Amount	\$24,223,000.00	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	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	6/27/2017	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	6/27/2017	Net Exemptions	\$213,758.45		
Year Financial Assistance is Planned to End	2018	Project Employment Information			
Notes	Note: This is a TAX EXEMPT Project. NOTE: Financial assistance is planned to end in 2020. Construction of 92 multi family units of housing in Suffern's Downtown Redevelopment Plan on 1.4 acres vacant and underutilized land near mass transit. The project will attract new residents and disposable income to the Village and Town. The construction will generate an estimated 150 jobs at prevailing wages.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	217 Orange Avenue	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	66,000.00		
City	SUFFERN	Annualized Salary Range of Jobs to be Created	55,000.00	To: 275,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10901	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	Orange Avenue Apartments LLC				
Address Line1	4 Executive Boulevard	Project Status			
Address Line2					
City	SUFFERN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10901	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-16-00A			
Project Type	Lease	State Sales Tax Exemption	\$70,596.30	
Project Name	Pearl River Campus	Local Sales Tax Exemption	\$1,016,883.00	
		County Real Property Tax Exemption	\$348,880.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$837,920.00	
Original Project Code		School Property Tax Exemption	\$3,719,284.45	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$106,800,000.00	Total Exemptions	\$5,993,563.75	
Benefited Project Amount	\$38,800,000.00	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	\$412,800.00	\$412,800.00
Not For Profit	No	Local PILOT	\$1,167,560.00	\$1,167,560.00
Date Project approved	11/18/2015	School District PILOT	\$3,314,430.00	\$3,314,430.00
Did IDA took Title to Property	Yes	Total PILOT	\$4,894,790.00	\$4,894,790.00
Date IDA Took Title to Property	11/18/2015	Net Exemptions	\$1,098,773.75	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Note: Project Number is 3901-15-05A. Note: * To avoid a tax grievance, the Company and taxing entities entered into a PILOT that allowed the taxing entities to receive higher PILOT in early years and then decline in later years . This project is for construction and equipping of 6 buildings of the Pfizer Campus which were vacated when Pfizer moved out of the state, and thousands of jobs were lost. The project will create more than a thousand jobs once completed. Improvements and leasing will be completed over a 10 year period.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	401 N, Middletown Road	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	155,000.00	
City	PEARL RIVER	Annualized Salary Range of Jobs to be Created	92,000.00	To: 275,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10965	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	155,000.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	IRG/Pearl River Campus LLC			
Address Line1	111000 Santa	Project Status		
Address Line2	Monica Blvd Suite 850			
City	LOS ANGELES	Current Year Is Last Year for Reporting		
State	CA	There is no Debt Outstanding for this Project		
Zip - Plus4	90025	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

Country	USA		
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Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-14-02A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00	
Project Name	Ramland Holdings LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,000,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$1,100,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	9/26/2014	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2014	Project Employment Information		
Notes	Note: This Project is a Lease type. There is an existing sales tax exemption that expires in 2019. The project end date is 2026, not 2014, and is tied to a PILOT executed in 2016, which expires in 2026. The PILOT is a freeze on the existing assessment and there are no abatements involved. The company is paying full property taxes on a fixed assessment. The project is being monitored for the duration of the PILOT period.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1 Ramland Road	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ORANGEBURG	Annualized Salary Range of Jobs to be Created	50,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10962	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.50	
Applicant Name	Ramland Holdings LLC			
Address Line1	96 Freneau Ave	Project Status		
Address Line2				
City	MATAWAN	Current Year Is Last Year for Reporting		
State	NJ	There is no Debt Outstanding for this Project		
Zip - Plus4	07747	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-14-03-A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Raymour & Flanigan III Super Regional Warehouse Center & Distribution	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$120,837.05	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$113,336.62	
Original Project Code	3901-12-01-A	School Property Tax Exemption	\$931,642.65	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$29,000,000.00	Total Exemptions	\$1,165,816.32	
Benefited Project Amount	\$29,000,000.00	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	\$86,374.89	\$86,374.89
Not For Profit	No	Local PILOT	\$86,837.99	\$86,837.99
Date Project approved	7/30/2014	School District PILOT	\$742,193.96	\$742,193.96
Did IDA took Title to Property	Yes	Total PILOT	\$915,406.84	\$915,406.84
Date IDA Took Title to Property	7/30/2014	Net Exemptions	\$250,409.48	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Phase III completes the expansion of Phase I and Phase II into a Regional Warehouse and Distribution Center. Phase I and II are completed, the final Phase has been completed; Financial Assistance currently represents a PILOT as approved by the taxing entities. In 2019 the company employed 358, of which 7 were new jobs.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	30 Dunnigan Dr	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	SUFFERN	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	10901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	358.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	358.00	
Applicant Name	Suffern CDC LLC/Raymour & Flanigan	Project Status		
Address Line1	7248 Morgan Rd			
Address Line2				
City	LIVERPOOL	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13088	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-13-07-A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Russo Development LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$40,470.14	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$241,324.42	
Original Project Code		School Property Tax Exemption	\$421,583.79	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$135,600,000.00	Total Exemptions	\$703,378.35	
Benefited Project Amount	\$65,000,000.00	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	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$58,871.61	\$58,871.61
Date Project approved	7/1/2013	School District PILOT	\$288,887.61	\$288,887.61
Did IDA took Title to Property	Yes	Total PILOT	\$347,759.22	\$347,759.22
Date IDA Took Title to Property	8/28/2013	Net Exemptions	\$355,619.13	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Russo Development constructed a facility that is leased by the Bloomberg data center. See Bloomberg project for job creation. The project did not receive a PILOT from the county, but did receive a PILOT from the school and town.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	155 Corporate Dr	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	9,907.00	
City	ORANGEBURG	Annualized Salary Range of Jobs to be Created	29,078.00	To: 99,236.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10962	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	Russo Development LLC/155 Corporate Dr LLC			
Address Line1	570 Commerce Blvd	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		
Country	USA			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	39010602A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Special Needs Facilities Pooled Programs	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	\$3,235,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$3,235,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$3,235,000.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	4/18/2006	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	6/15/2006	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	The project has completed payment of its bond. Rockland County Association for Learning Disabled; 84 part-time jobs, equivalent to 42 FTE. It should be noted that the project was part of a successful 'bond pool' of several small bond issuances of not-for-profits in the Hudson Valley .				
Location of Project		# of FTEs before IDA Status	26.00		
Address Line1	RC Assoc For Learning Disabled	Original Estimate of Jobs to be Created	39.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	WEST NYACK	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	26.00		
Zip - Plus4	10994	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	73.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	47.00		
Applicant Name	Rockland County Assoc for the Learning Disabled				
Address Line1	2 Crosfield Avenue, Suite 411	Project Status			
Address Line2					
City	WEST NYACK	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	10994	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021
 Status: CERTIFIED
 Certified Date: 02/26/2021

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3901-14-01A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Uovo Kings Highway 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	\$15,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$9,187,500.00	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
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	9/29/2014			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	9/29/2014			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	This a TAX EXEMPT project type. The Project was unable to complete its planned improvements due to business issues and requested that the Agency extend its sales tax abatement period to 2022. The project will complete renovation of vacant, underutilized warehouse into a secure storage storage property for fine arts serving museums in the New York Metro Metropolitan area. In 2018, the firm requested that the Agency extend their sales tax abatement to enable expanded utilization of the storage space. Job creation currently provides for security at the location. The development of storage space was supported locally as it increased property taxes to the local taxing entities. A three year extension of the sales tax abatement period was approved by the board in 2022. The agency will closely monitor this project. A PILOT for the project was approved.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	33 Kings Highway	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		3.00	
City	ORANGEBURG	Annualized Salary Range of Jobs to be Created		37,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10962	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		1.00	
Applicant Information		Net Employment Change		1.00	
Applicant Name	Uovo Kings Highway LLC				
Address Line1	26W 17th 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	10011	IDA Does Not Hold Title to the Property			

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

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Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

Status: CERTIFIED

Certified Date: 02/26/2021

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
34	\$25,679,413.79	\$11,127,414.25	\$14,551,999.54	1374

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/01/2021

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Additional Comments