

Annual Report for Rockland County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2022

Run Date: 03/29/2023  
 Status: CERTIFIED  
 Certified Date: 03/29/2023

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	3901-18-02A	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Type</b>	Tax Exemptions	<b>Local Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	2018 TZ Vista Project	<b>County Real Property Tax Exemption</b>			
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>			
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>			
<b>Project Purpose Category</b>	Construction	<b>Mortgage Recording Tax Exemption</b>			
<b>Total Project Amount</b>	\$3,600,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$3,239,750.00	<b>Total Exemptions Net of RPTL Section 485-b</b>			
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>		<b>Actual Payment Made</b>			<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>			
<b>Not For Profit</b>		<b>Local PILOT</b>			
<b>Date Project approved</b>	9/21/2018	<b>School District PILOT</b>			
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>	9/21/2018	<b>Net Exemptions</b>		\$0.00	
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Project Employment Information</b>			
<b>Notes</b>	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. This project was incorrectly set up in PARIS. 2022 total RPTE is \$145,312. 2022 total PILOT payments are \$100,423.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	69, and 69A Lydecker Street, 70 Main Street and 5 North Main Street	<b>Original Estimate of Jobs to be Created</b>		0.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		0.00	
<b>City</b>	NYACK	<b>Annualized Salary Range of Jobs to be Created</b>		0.00	To: 0.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	10960	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		1.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	TZ Vista LLC	<b>Project Status</b>			
<b>Address Line1</b>	27 Route 210	<b>Current Year Is Last Year for Reporting</b>			
<b>Address Line2</b>		<b>There is no Debt Outstanding for this Project</b>			
<b>City</b>	STONY POINT	<b>IDA Does Not Hold Title to the Property</b>			
<b>State</b>	NY				
<b>Zip - Plus4</b>	10980				

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