

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/04/2024

Status: CERTIFIED

Certified Date: 03/29/2024

| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|---|---|--|--|----------------------------|----------------------------------|
| Project Code | 3901-21-03A | | | | |
| Project Type | Tax Exemptions | State Sales Tax Exemption | | \$1,299,770.00 | |
| Project Name | Manhattan Beer Distributors II | Local Sales Tax Exemption | | \$1,408,084.00 | |
| | | 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 | Manufacturing | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$12,500,000.00 | Total Exemptions | | \$2,707,854.00 | |
| Benefited Project Amount | \$12,000,000.00 | 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 | 6/17/2021 | School District PILOT | | | |
| Did IDA took Title to Property | No | Total PILOT | | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | | Net Exemptions | | \$2,707,854.00 | |
| Year Financial Assistance is Planned to End | 2023 | Project Employment Information | | | |
| Notes | The project provides for the expansion of an existing rail line, construction of a new warehouse and warehouse mechanization and automation at the company's existing facility. 2021 - the project is under construction and receiving sales tax exemption only. PILOT has been authorized but not finalized. | | | | |
| Location of Project | | # of FTEs before IDA Status | | 268.00 | |
| Address Line1 | 10 -20 Dunnigan Drive | Original Estimate of Jobs to be Created | | 0.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | | 0.00 | |
| City | SUFFERN | Annualized Salary Range of Jobs to be Created | | 0.00 | To: 0.00 |
| State | NY | Original Estimate of Jobs to be Retained | | 261.00 | |
| Zip - Plus4 | 10901 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | | 61,000.00 | |
| Province/Region | | Current # of FTEs | | 257.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | | 0.00 | |
| Applicant Information | | Net Employment Change | | -11.00 | |
| Applicant Name | Manhattan Beer Distributors, LLC | | | | |
| Address Line1 | 10 - 20 Dunnigan Drive | 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 | | | | |