

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	
<b>Project Code</b>	3901-14-02A			
<b>Project Type</b>	Tax Exemptions	<b>State Sales Tax Exemption</b>	\$768,031.00	
<b>Project Name</b>	Ramland Holdings LLC	<b>Local Sales Tax Exemption</b>	\$832,033.00	
		<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>	\$0.00	
<b>Total Project Amount</b>	\$30,000,000.00	<b>Total Exemptions</b>	\$1,600,064.00	
<b>Benefited Project Amount</b>	\$1,100,000.00	<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>	9/26/2014	<b>School District PILOT</b>		
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>	\$1,600,064.00	
<b>Year Financial Assistance is Planned to End</b>	2014	<b>Project Employment Information</b>		
<b>Notes</b>	Note: This Project is a Lease type. There is an existing sales tax exemption that expires in 2024. 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. Ramland Holdings was renamed to 1546 Realty in 2021 via a board approved ownership change.			
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00	
<b>Address Line1</b>	1 Ramland Road	<b>Original Estimate of Jobs to be Created</b>	10.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	0.00	
<b>City</b>	ORANGEBURG	<b>Annualized Salary Range of Jobs to be Created</b>	50,000.00	To: 90,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00	
<b>Zip - Plus4</b>	10962	<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>	12.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	12.00	
<b>Applicant Name</b>	Ramland Holdings LLC			
<b>Address Line1</b>	96 Freneau Ave	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	MATAWAN	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NJ	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	07747	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		