

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>	3901-21-01A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Triangle Squared Realty	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$12,500,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$12,000,000.00	<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>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Not For Profit</b>		<b>Local PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date Project approved</b>	9/1/2021	<b>School District PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Did IDA took Title to Property</b>	No	<b>Total PILOT</b>	\$0.00	\$0.00	\$0.00
<b>Date IDA Took Title to Property</b>		<b>Net Exemptions</b>	\$0.00		
<b>Year Financial Assistance is Planned to End</b>	2036	<b>Project Employment Information</b>			
<b>Notes</b>	2021- Project is under construction. School PILOT begins in 2021. Town and County PILOT begins in 2022. 2023 - Project terminated.				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	15.00		
<b>Address Line1</b>	25 Hemlock Drive	<b>Original Estimate of Jobs to be Created</b>	5.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	35,000.00		
<b>City</b>	CONGERS	<b>Annualized Salary Range of Jobs to be Created</b>	35,000.00	To: 80,000.00	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	15.00		
<b>Zip - Plus4</b>	10920	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	35,000.00		
<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>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	-15.00		
<b>Applicant Name</b>	Triangle Squared Realty Hemlock, LLC	<b>Project Status</b>			
<b>Address Line1</b>	136 1st Street				
<b>Address Line2</b>					
<b>City</b>	NANUET	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	10954	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				