

Annual Report for Rockland County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/27/2026
 Status: CERTIFIED
 Certified Date: 03/27/2026

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3901-21-03A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$65,388.90	
Project Name	Manhattan Beer Distributors II	Local Sales Tax Exemption	\$71,519.11	
		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	\$136,908.01	
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	\$136,908.01	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	This facility is complete and there is a PILOT in effect. The PILOT payments will begin in 2026 and end 2032.			
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	245.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-22.50	
Applicant Name	Manhattan Beer Distributors, LLC	Project Status		
Address Line1	10 - 20 Dunnigan Drive			
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			