

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	3901-23-06A			
Project Type	Lease	State Sales Tax Exemption	\$36,549.93	
Project Name	Montbello Gateway LLC	Local Sales Tax Exemption	\$39,976.49	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$28,594.95	
Original Project Code		School Property Tax Exemption	\$159,557.33	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$17,600,000.00	Total Exemptions	\$264,678.70	
Benefited Project Amount	\$15,100,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$10.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$0.00
Not For Profit			Local PILOT	\$13,493.24
Date Project approved	1/20/2022		School District PILOT	\$164,110.06
Did IDA took Title to Property	Yes		Total PILOT	\$177,603.30
Date IDA Took Title to Property	12/1/2023		Net Exemptions	\$87,075.40
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	PILOT will begin in 2024 with school tax. Full PILOT will begin in 2025. We realize that the School PILOT payment was higher than the RPTL. This was confirmed by the Town as was do to a mid-year reassessment.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	34 North Airmont Road	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	SUFFERN	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Montbello Gateway LLC	Project Status		
Address Line1	1 Executive Blvd			
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			