

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	3901-18-02A			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00	
Project Name	2018 TZ Vista Project	Local Sales Tax Exemption	\$0.00	
		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	Construction	Mortgage Recording Tax Exemption		
Total Project Amount	\$3,600,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$3,239,750.00	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				
Not For Profit		County PILOT		
Date Project approved	9/21/2018	Local PILOT		
Did IDA took Title to Property	Yes	School District PILOT		
Date IDA Took Title to Property	9/21/2018	Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2032	Net Exemptions	\$0.00	
		Project Employment Information		
Notes	Note: This a Lease Project. The PILOT began in 2019 with a PILOT payment of \$77,764.72 to the School District. The Assessment without the PILOT is \$103,852.45. TZ Vista will redevelop 16,600 square feet of space into a Culinary School to be leased to the Rockland County Community College for Farm to Market Culinary School. The College anticipates creating 8 full time jobs and 20 part time jobs. Financial Assistance will accrue to the College through the lease rental fee for the space. The taxing entities negotiated the PILOT terms. This project was incorrectly set up in PARIS. 2025 total RPTE is \$143,706.41. 2025 total PILOT payments are \$,123,348.67			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	69, and 69A Lydecker Street, 70 Main Street and 5 North Main Street	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	NYACK	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10960	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	18.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	18.00	
Applicant Name	TZ Vista LLC			
Address Line1	27 Route 210	Project Status		
Address Line2				
City	STONY POINT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10980	IDA Does Not Hold Title to the Property		