COUNTY OF ROCKLAND
INDUSTRIAL DEVELOPMENT AGENCY

INDEPENDENT AUDIT REPORT

DECEMBER 31, 2015

KRPJ

Korn Rosenbaum LLP
Certified Public Accountants
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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Member of the County of Rockland
Industrial Development Agency
Pearl River, New York

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of County of Rockland Industrial Development Agency (a component unit of the County of Rockland), which comprise the statement of net position as of December 31, 2015, and the related statements of activities, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated April 26, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered County of Rockland Industrial Development Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of County of Rockland Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether County of Rockland Industrial Development Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Korn Rosenbaum LLP

Korn Rosenbaum LLP
Pomona, NY
April 26, 2016

KRPJ

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
County of Rockland Industrial Development Agency
Pearl River, New York

We have audited the accompanying financial statements of County of Rockland Industrial Development Agency (a component unit of the County of Rockland), which comprise the statement of financial position as of December 31, 2015 and December 31, 2014, and the related statements of activities, changes in net assets and cash flows for the years then ended, and the related notes to the financial statements. The prior year summarized comparative information has been derived from County of Rockland Industrial Development Agency's 2014 financial statements and, in our report dated March 18, 2015, we expressed an unqualified opinion on those financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that the audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinion.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 6 and 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. In addition, the supplementary information presented beginning on page 13 is required by the New York State Authority Budget Office. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of County of Rockland Industrial Development Agency as of December 31, 2015 and 2014, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 26, 2016, on our consideration of County of Rockland Industrial Development Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering County of Rockland Industrial Development Agency's internal control over financial reporting and compliance.

Korn Rosenbaum LLP

Korn Rosenbaum LLP
Pomona, NY
April 26, 2016

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

The following Management's Discussion and Analysis (MD&A) of the County of Rockland Industrial Development Corporation's (the CORIDA's) financial statements provides an overview of the CORIDA's financial activities for the years ended December 31, 2015 and 2014. The MD&A should be read in conjunction with the CORIDA's financial statements and related notes, which follow the MD&A.

The purpose of the CORIDA is to provide financial assistance to small job creating businesses that demonstrate a need for financing which cannot be met entirely from conventional financing sources.

FINANCIAL HIGHLIGHTS

- The CORIDA's net assets increased by $133,035 in 2015 and by $ 95,006 in 2014 as the results of the individual years' operations.
- The assets of the CORIDA exceeded its liabilities by $1,891,628 and $1,758,593 at December 31, 2015 and 2014, respectively.

OVERVIEW OF THE FINANCIAL STATEMENTS

The statements of net assets and the statements of revenues, expenses, and changes in net assets report information about the CORIDA as a whole and about its activities. These statements include all assets and liabilities using the accrual basis of accounting. Revenue and expenses are recorded when earned and incurred, respectively, regardless of when cash is received or paid.

These two statements report the CORIDA's net assets and changes in them from one year to the next. The CORIDA's net assets, the difference between assets and liabilities, are one way to measure the CORIDA's financial health, or financial position. Over time, increases or decreases in the CORIDA's net assets are one indicator of whether its financial health is improving or deteriorating. Consideration should also be given to other factors, such as changes in the CORIDA's income and the fluctuation of the CORIDA's expenses, to assess the overall health of the CORIDA.

NOTES TO FINANCIAL STATEMENTS

The financial statements also include the notes to the financial statements, which explain certain information in the financial statements. They are essential to a full understanding of the information provided in the financial statements.

OTHER INFORMATION FOR 2015

- Total revenues increased by $45,190 from 2014 as the result of new projects.
- Total expenses only increased slightly in 2015.

REQUEST FOR INFORMATION

This financial report is designed to provide financial statement users with a general overview of the CORIDA's finances and to show the accountability for the money received. If you have questions about this report or need additional financial information, contact the County of Rockland Industrial Development Corporation's Executive Director at 2 Blue Hill Plaza, Third Floor, Pearl River, New York, 10965.

COUNTY OF ROCKLAND
INDUSTRIAL DEVELOPMENT AGENCY
STATEMENT OF NET POSITION
AS OF DECEMBER 31,

	2015	2014
ASSETS		
CURRENT ASSETS		
Cash and Equivalents	$ 1,885,928	$ 1,752,893
Accounts Receivable	5,700	5,700
Prepaid Expenses	-	-
TOTAL ASSETS	$ 1,891,628	$ 1,758,593
TOTAL LIABILITIES	$ -	$ -
NET POSITION		
Unrestricted	1,891,628	1,758,593
TOTAL LIABILITIES AND NET POSITION	$ 1,891,628	$ 1,758,593

See accompanying notes.

COUNTY OF ROCKLAND
INDUSTRIAL DEVELOPMENT AGENCY
STATEMENT OF ACTIVITIES
FOR THE YEARS ENDED DECEMBER 31,

	2015	2014
CHANGES IN UNRESTRICTED NET ASSETS:		
REVENUES AND GAINS		
Agency Fees	$ 398,648	$ 320,285
Investment Income	5,705	1,427
Other Income	-	37,451
TOTAL UNRESTRICTED REVENUES AND GAINS	$ 404,353	$ 359,163
EXPENSES		
Salaries	$ 126,743	$ 121,269
Payroll Taxes	9,457	9,420
Other Fringe Benefits	8,493	8,752
Advertising	1,200	1,200
Administrative Support	50,492	38,000
Insurance	4,362	5,275
Pension	13,596	14,400
Meetings/Conference Expenses/Travel	14,979	12,415
Office Supplies/Payroll Service Fees	3,127	7,328
Other Administrative Expenses	1,500	650
Information Technology	6,603	5,203
Professional Services	28,898	38,399
Legal Notices/Legal Fees	1,868	1,845
TOTAL EXPENSES	$ 271,318	$ 264,156
INCREASE (DECREASE) IN UNRESTRICTED NET POSITION	$ 133,035	$ 95,007
Unrestricted Net Position - Beginning of Year	1,758,593	1,663,586
Unrestricted Net Position - End of Year	$ 1,891,628	$ 1,758,593

See accompanying notes.

COUNTY OF ROCKLAND
INDUSTRIAL DEVELOPMENT AGENCY
STATEMENT OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31,

	2015	2014
CASH FLOWS FROM OPERATING ACTIVITIES		
Increase (Decrease) in Net Assets - Unrestricted	$ 133,035	$ 95,007
Adjustments to Reconcile Excess Revenues over Expenditures to Net Cash Provided by Operating Activities:		
(Increase) Decrease in Accounts Receivable	-	(5,700)
Decrease (Increase) in Prepaid Expenses	-	1,270
(Decrease) in Accrued Expenses	-	-
NET CASH PROVIDED BY OPERATING ACTIVITIES	$ 133,035	$ 90,577
CASH FLOWS FROM INVESTING ACTIVITIES		
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	$ -	$ -
NET (DECREASE) INCREASE IN CASH	$ 133,035	$ 90,577
CASH - BEGINNING OF YEAR	1,752,893	1,662,316
CASH - END OF YEAR	$ 1,885,928	$ 1,752,893
SUPPLEMENTAL CASH FLOW INFORMATION:		
Cash Paid for Interest	$ -	$ -

See accompanying notes.

COUNTY OF ROCKLAND
INDUSTRIAL DEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2015 AND 2014

NOTE A SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The books of the County of Rockland Industrial Development Agency (IDA) are maintained on the accrual basis of accounting. Using this method, revenues are recognized when earned and expenses are recognized when incurred.

NOTE B INDUSTRIAL DEVELOPMENT AGENCY BONDS

Certain industrial development revenue bonds and notes issued by the Industrial Development Agency are secured property which is leased to companies and is retired by lease payments. The bonds and notes which are special purpose non-recourse moral obligation bonds, and are not obligations of the County or the State. Furthermore, they are non-recourse as to the Agency. The bondholders and Mortgagees' sole recourse in a default is against the underlying project. The Agency does not record assets or liabilities, resulting from completed bond and note issues in its accounts as its primary function is to arrange the financing between the borrowing companies and the bond and note holders, and funds arising therefrom are controlled by trustees or banks acting as trustees and fiscal agents. For providing this service, the Agency receives administrative fees from the borrowing companies. Such administrative fee income is recognized immediately upon issuance of bonds and notes.

NOTE C ORGANIZATION

The Agency was created in 1981 by the Legislature of Rockland County under the provision of Chapter 24, Article 18A and Section 925-1 of the 1969 Laws of New York State for the purpose of encouraging economic growth in the County of Rockland. The Agency, considered a component unit of the County of Rockland, is a separate entity and operates independently of the County of Rockland.

NOTE D INVESTMENTS

The agency's investment policies are governed by State statutes. In addition, the Agency has its own written investment policy. Agency monies must be deposited in FDIC insured commercial banks or trust companies located within the State. The Agency is authorized to use demand accounts and certificates of deposits. Permissible investments include obligations of the U.S. Treasury, and obligations of New York State or its localities.

Collateral is required for demand deposits and certificates of deposit at (105%) of all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its Agencies and obligations of the State and its municipalities and school districts.

The IDA's cash accounts are fully insured and/or collateralized as required by its investment policy.

NOTE E EMPLOYEE BENEFIT PLANS

The County of Rockland Industrial Development Agency also participates in the New York State and Local Employees' Retirement System. This is a cost sharing multiple public employee retirement system. The System provides retirement benefits as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York (Comptroller) serves as sole trustee and administrative head of the Systems. The Comptroller shall adopt and may amend rules and regulations for the administration and transaction of the business of the Systems and for the custody of control of their funds. The system issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the New York State and Local Retirement Systems, Gov. Alfred E. Smith State Office Building, Albany, New York 12244.

Schedules of Supplemental Information

Annual Report for Rockland County Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 04/19/2016
Status: UNSUBMITTED

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.rocklandida.com/#!measurement-and-performance-report-2014/c1uwj
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.rocklandida.com/#!public-documents/cxgc
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.rocklandida.com/#!organizational-chart/ctks
6. Are any Authority staff also employed by another government agency?	Yes	Rockland Economic Assistance Corporation
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://www.rocklandida.com/#!mission-statement-2014/c223s
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.rocklandida.com/#!measurement-and-performance-report-2014/c1uwj

Annual Report for Rockland County Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 04/19/2016
Status: UNSUBMITTED

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.rocklandida.com/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.rocklandida.com/#!ida-agenda-and-minutes/c1b2e
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.rocklandida.com/#!by-laws/c1w15
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.rocklandida.com/#!code-of-ethics/c1q6f
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	No	N/A
Time and Attendance	No	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	

Annual Report for Rockland County Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 04/19/2016
Status: UNSUBMITTED

Board of Directors Listing

Name	Dranoff, Eric	Name	Riley, Timothy
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Other	If yes, Chairman Designated by.	
Term Start Date	03/19/2013	Term Start Date	01/17/2006
Term Expiration Date	03/19/2016	Term Expiration Date	01/18/2015
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Vacant	Name	Peggy, Zubige A
Chair of the Board		Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date		Term Start Date	09/03/2015
Term Expiration Date		Term Expiration Date	09/03/2018
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio		Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?		Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?		Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove		Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?		Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Hellman, Howard
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	04/23/2013
Term Expiration Date	04/23/2016
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Other
Appointed By	Other
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

Annual Report for Rockland County Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 04/19/2016
Status: UNSUBMITTED

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga-ining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compens-ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Porath, Steven	Executive Director	Executive				FT	Yes	126,743.00	126,743	0	0	0	0	126,743	No	

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Vacant	Board of Directors												X	
Peggy, Zubige A	Board of Directors												X	
Hellman, Howard	Board of Directors												X	
Dranoff, Eric	Board of Directors												X	
Riley, Timothy	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Porath, Steven	Executive Director											X		X

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes

Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this No

Name of Subsidiary/Component Unit	Status	Requested Changes

Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose

Subsidiary/Component unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination

No Data has been entered by the Authority for this section in PARIS

Annual Report for Rockland County Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 04/19/2016
Status: UNSUBMITTED

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Assets	
Current Assets	
Cash and cash equivalents	$1,885,928
Investments	$0
Receivables, net	$5,700
Other assets	$0
Total Current Assets	$1,891,628
Noncurrent Assets	
Restricted cash and investments	$0
Long-term receivables, net	$0
Other assets	$0
Capital Assets	
Land and other nondepreciable property	$0
Buildings and equipment	$0
Infrastructure	$0
Accumulated depreciation	$0
Net Capital Assets	$0
Total Noncurrent Assets	$0
Total Assets	$1,891,628

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities	
Current Liabilities	
Accounts payable	$0
Pension contribution payable	$0
Other post-employment benefits	$0
Accrued liabilities	$0
Deferred revenues	$0
Bonds and notes payable	$0
Other long-term obligations due within one year	$0
Total Current Liabilities	$0
Noncurrent Liabilities	
Pension contribution payable	$0
Other post-employment benefits	$0
Bonds and notes payable	$0
Long Term Leases	$0
Other long-term obligations	$0
Total Noncurrent Liabilities	$0
Total Liabilities	$0
Net Asset (Deficit)	
Net Asset	
Invested in capital assets, net of related debt	$0
Restricted	$0
Unrestricted	$1,891,628
Total Net Assets	$1,891,628

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues	
Charges for services	$398,648
Rental & financing income	$0
Other operating revenues	$0
Total Operating Revenue	**$398,648**
Operating Expenses	
Salaries and wages	$126,743
Other employee benefits	$19,150
Professional services contracts	$28,898
Supplies and materials	$3,127
Depreciation & amortization	$0
Other operating expenses	$93,400
Total Operating Expenses	$271,318
Operating Income (Loss)	**$127,330**
Nonoperating Revenues	
Investment earnings	$5,705
State subsidies/grants	$0
Federal subsidies/grants	$0
Municipal subsidies/grants	$0
Public authority subsidies	$0
Other nonoperating revenues	$0
Total Nonoperating Revenue	$5,705

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses	
Interest and other financing charges	$0
Subsidies to other public authorities	$0
Grants and donations	$0
Other nonoperating expenses	$0
Total Nonoperating Expenses	$0
Income (Loss) Before Contributions	$133,035
Capital Contributions	$0
Change in net assets	$133,035
Net assets (deficit) beginning of year	$1,758,593
Other net assets changes	$0
Net assets (deficit) at end of year	$1,891,628

Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	No

New Debt Issuances List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

Annual Report for Rockland County Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 04/19/2016
Status: UNSUBMITTED

Schedule of Authority Debt

Type of Debt	Statutory Authorization ($)	Outstanding Start of Fiscal Year ($)	New Debt Issuances ($)	Debt Retired ($)	Outstanding End of Fiscal Year ($)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	84,398,933.96	0.00	22,474,215.00	61,924,718.96
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	No	
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.rocklandida.com/#!procurement-policy/c1a6a
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

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IDA Projects

General Project Information

Project Code:	3901-14-03A-1
Project Type:	Straight Lease
Project Name:	16 Front Street
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Retail Trade
Total Project Amount:	$350,000.00
Benefited Project Amount:	$220,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	01/26/2015
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	01/26/2015
Year Financial Assitance is planned to End:	2018
Notes:	The project is part of revitalization effort in the Village in an impacted census tract. Front Street is leasing a Village owned building. The Village sup

Location of Project

Address Line1:	16 Front Street
Address Line2:	
City:	HAVERSTRAW
State:	NY
Zip - Plus4:	10927
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	16 Front Street LLC
Address Line1:	16 Front Street
Address Line2:	
City:	HAVERSTRAW
State:	NY
Zip - Plus4:	10927
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$9,003
Local Sales Tax Exemption:	$9,847
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$18,850.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $18,850

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	25	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	31,200	To: 42,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	25	
# of FTE Construction Jobs during fiscal year:	13	
Net Employment Change:	25	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code: 3901-10-05-A
Project Type: Bonds/Notes Issuance
Project Name: ADH HEALTH PRODUCTS INC.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: $5,500,000.00
Benefited Project Amount: $5,500,000.00
Bond/Note Amount: $5,500,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 06/17/2010
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 11/16/2010
Year Financial Assitance is planned to End: 2032
Notes:

Location of Project

Address Line1: 215 NORTH ROUTE 303
Address Line2:
City: CONGERS
State: NY
Zip - Plus4: 10920
Province/Region:
Country: USA

Applicant Information

Applicant Name: ADH HEALTH PRODUCTS INC.
Address Line1: 215 NORTH ROUTE 303
Address Line2:
City: CONGERS
State: NY
Zip - Plus4: 10920
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $0
Total Exemptions: $0.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status: 60
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 60
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 79.75
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 19.75

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code:	39019901A
Project Type:	Bonds/Notes Issuance
Project Name:	Assisted Living at Northern Riverview
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Services
Total Project Amount:	$11,000,000.00
Benefited Project Amount:	$11,000,000.00
Bond/Note Amount:	$11,000,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	07/14/1998
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	02/24/1999
Year Financial Assitance is planned to End:	2012
Notes:	Services. Year Financial Assistance is Planned to End is 2029.

Location of Project

Address Line1:	87 Route 9W
Address Line2:	
City:	HAVERSTRAW
State:	NY
Zip - Plus4:	10927
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Assisted Living at Northern Riverv
Address Line1:	87 Route 9W
Address Line2:	
City:	HAVERSTRAW
State:	NY
Zip - Plus4:	10927
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	44	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	44	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	44	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

Annual Report for Rockland County Industrial Development Agency
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IDA Projects

General Project Information

Project Code:	39010301A
Project Type:	Straight Lease
Project Name:	Avon Products Inc
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	$93,600,000.00
Benefited Project Amount:	$45,714,286.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	10/15/2002
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	09/12/2003
Year Financial Assitance is planned to End:	2024
Notes:	Research and Development

Location of Project

Address Line1:	Avon Place
Address Line2:	
City:	SUFFERN
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Avon Products, Inc.
Address Line1:	Avon Place
Address Line2:	
City:	SUFFERN
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$140,389.62
Local Property Tax Exemption:	$65,515.89
School Property Tax Exemption:	$1,255,023.33
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$1,460,928.84
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$16,190.2	$16,190.2
Local PILOT:	$157,815.4	$157,815.4
School District PILOT:	$317,985	$317,985
Total PILOTS:	$491,990.6	$491,990.6

Net Exemptions: $968,938.24

Project Employment Information

# of FTEs before IDA Status:	274	
Original Estimate of Jobs to be created:	70	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	274	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	269	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	(5)	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

5.

General Project Information

Project Code:	3901-13-06-A
Project Type:	Straight Lease
Project Name:	Bloomberg Data Center
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	$710,000,000.00
Benefited Project Amount:	$435,000,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	09/19/2013
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	11/25/2013
Year Financial Assitance is planned to End:	2027
Notes:	The exemptions of purchases for a period of 15 years is subject to limitations of the percentage of such purchases that may be made on an exempt

Location of Project

Address Line1:	155 Corporate Dr
Address Line2:	
City:	ORANGEBURG
State:	NY
Zip - Plus4:	10962
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Bloomberg LP and Affiliates
Address Line1:	731 Lexington Ave
Address Line2:	
City:	NEW YORK
State:	NY
Zip - Plus4:	10022
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$3,811,627.69
Local Sales Tax Exemption:	$4,168,967.78
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$7,980,595.47
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $7,980,595.47

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	80	
Average estimated annual salary of jobs to be created. (at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained. (at Current Market rates):	0	
Current # of FTEs:	130	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	130	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	3901-11-03
Project Type:	Straight Lease
Project Name:	Cambridge Security Seals, Inc
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Manufacturing
Total Project Amount:	$3,900,000.00
Benefited Project Amount:	$2,250,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	10/17/2011
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	02/25/2012
Year Financial Assitance is planned to End:	2013
Notes:	The project will continue to be monitored as a result of the PILOT. The period of sales tax abatement was extended to 12/31/16 due to a hiatus in

Location of Project

Address Line1:	Cambridge Security Seals, Inc
Address Line2:	232 Route 202
City:	POMONA
State:	NY
Zip - Plus4:	10970
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Cambridge Security Seals, Inc
Address Line1:	Cambridge Security Seals, Inc
Address Line2:	
City:	POMONA
State:	NY
Zip - Plus4:	10970
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$9,165.74
Local Sales Tax Exemption:	$10,025.02
County Real Property Tax Exemption:	$4,963.5
Local Property Tax Exemption:	$32,908.5
School Property Tax Exemption:	$64,156.95
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$121,219.71
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$4,963.5	$4,963.5
Local PILOT:	$25,997.72	$25,997.72
School District PILOT:	$48,759.28	$48,759.28
Total PILOTS:	$79,720.5	$79,720.5

Net Exemptions: $41,499.21

Project Employment Information

# of FTEs before IDA Status:	2	
Original Estimate of Jobs to be created:	30	
Average estimated annual salary of jobs to be created.(at Current market rates):	50,000	
Annualized salary Range of Jobs to be Created:	30,000	To: 130,000
Original Estimate of Jobs to be Retained:	2	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	70,000	
Current # of FTEs:	48	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	46	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code: 39010403A
Project Type: Bonds/Notes Issuance
Project Name: Cardiovascular Research Foundation

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: $18,000,000.00
Benefited Project Amount: $18,000,000.00
Bond/Note Amount: $18,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/20/2004
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 12/23/2004
Year Financial Assitance is planned to End: 2035
Notes: Research and Development

Location of Project

Address Line1: 55 East 59th Street 6th Floor
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10022
Province/Region:
Country: USA

Applicant Information

Applicant Name: Cardiovascular Research Foundation
Address Line1: 111 East 59th St., 11th Floor
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10022 1202
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $0
Total Exemptions: $0.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 29
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 22
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 22

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code:	3901-15-07A
Project Type:	Straight Lease
Project Name:	Celtic Sheet Metal, Inc. & Rathmagurry Realty
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	$9,220,896.00
Benefited Project Amount:	$225,093.32
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	12/07/2015
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	12/07/2015
Year Financial Assitance is planned to End:	2018
Notes:	Renovations for this manufacturing firm will begin in 2016. No sales tax abatement is reported for 2015.

Location of Project

Address Line1:	1 Corporate Way
Address Line2:	
City:	ORANGEBURG
State:	NY
Zip - Plus4:	10962
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Celtic Sheet Metal Inc.
Address Line1:	100 Brenner Drive
Address Line2:	
City:	CONGERS
State:	NY
Zip - Plus4:	10920
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$6,000
Total Exemptions:	$6,000.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $6,000

Project Employment Information

# of FTEs before IDA Status:	130	
Original Estimate of Jobs to be created:	40	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	130	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	0	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	3901-13-04-A
Project Type:	Straight Lease
Project Name:	Cerovene, Inc.
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Manufacturing
Total Project Amount:	$8,388,000.00
Benefited Project Amount:	$3,500,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	09/16/2013
IDA Took Title to Property:	No
Date IDA Took Title or Leasehold Interest:	
Year Financial Assitance is planned to End:	2024
Notes:	Cerovene is a manufacturer of pharmaceuticals.

Location of Project

Address Line1:	10 Corporate Drive
Address Line2:	
City:	ORANGEBURG
State:	NY
Zip - Plus4:	10962
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Cerovene Inc.
Address Line1:	612 Corporate Way
Address Line2:	Suite 10
City:	VALLEY COTTAGE
State:	NY
Zip - Plus4:	10989
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$52,238.93
School Property Tax Exemption:	$141,698.98
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$193,937.91
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$44,113.24	$44,113.24
School District PILOT:	$83,823.29	$83,823.29
Total PILOTS:	$127,936.53	$127,936.53

Net Exemptions: $66,001.38

Project Employment Information

# of FTEs before IDA Status:	9	
Original Estimate of Jobs to be created:	64	
Average estimated annual salary of jobs to be created.(at Current market rates):	58,000	
Annualized salary Range of Jobs to be Created:	40,000	To: 75,000
Original Estimate of Jobs to be Retained:	9	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	65,000	
Current # of FTEs:	25	
# of FTE Construction Jobs during fiscal year:	13	
Net Employment Change:	16	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	3901-15-04A
Project Type:	Straight Lease
Project Name:	Crystal Run Project
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Services
Total Project Amount:	$32,771,457.00
Benefited Project Amount:	$11,052,014.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	11/24/2015
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	12/30/2015
Year Financial Assitance is planned to End:	2026
Notes:	The salary range will be determined once the project is in operation and constructed. The IDA will approve a PILOT in 2016.

Location of Project

Address Line1:	3 Crossfield Avenue
Address Line2:	
City:	WEST NYACK
State:	NY
Zip - Plus4:	10994
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	CRH Realty IX, LLC
Address Line1:	155 Crystal Run Road
Address Line2:	
City:	MIDDLETOWN
State:	NY
Zip - Plus4:	10941
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$340,823.16
Total Exemptions:	$340,823.16
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $340,823.16

Project Employment Information

# of FTEs before IDA Status:	20
Original Estimate of Jobs to be created:	217
Average estimated annual salary of jobs to be created.(at Current market rates):	25,579
Annualized salary Range of Jobs to be Created:	0 To: 0
Original Estimate of Jobs to be Retained:	20
Estimated average annual salary of jobs to be retained.(at Current Market rates):	25,579
Current # of FTEs:	0
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	(20)

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

11.

General Project Information

Project Code:	3901-11-02
Project Type:	Straight Lease
Project Name:	Curti's Landscaping
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Services
Total Project Amount:	$1,635,180.00
Benefited Project Amount:	$400,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	05/05/2011
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	05/16/2011
Year Financial Assitance is planned to End:	2014
Notes:	Sales tax abatement ended on 5.16.14. NOTE the Year Financial Assistance for a PILOT approved by the taxing entities will end 11.1.2023 not 2014.

Location of Project

Address Line1:	7 Conklin Dr
Address Line2:	
City:	STONY POINT
State:	NY
Zip - Plus4:	10980
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Curti's Landscaping
Address Line1:	7 Conklin Dr
Address Line2:	
City:	STONY POINT
State:	NY
Zip - Plus4:	10980
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$4,098.8
Local Property Tax Exemption:	$13,871.66
School Property Tax Exemption:	$41,078.63
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$59,049.09
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$2,875.32	$2,875.32
Local PILOT:	$9,731.02	$9,731.02
School District PILOT:	$30,349.53	$30,349.53
Total PILOTS:	$42,955.87	$42,955.87

Net Exemptions: $16,093.22

Project Employment Information

# of FTEs before IDA Status:	25
Original Estimate of Jobs to be created:	9
Average estimated annual salary of jobs to be created.(at Current market rates):	39,500
Annualized salary Range of Jobs to be Created:	24,000 To: 55,000
Original Estimate of Jobs to be Retained:	25
Estimated average annual salary of jobs to be retained.(at Current Market rates):	1,550,000
Current # of FTEs:	49
# of FTE Construction Jobs during fiscal year:	7
Net Employment Change:	24

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

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Status: UNSUBMITTED

IDA Projects

General Project Information

Project Code: 3901-11-01
Project Type: Straight Lease
Project Name: DER Specialty Products LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: $750,000.00
Benefited Project Amount: $500,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/13/2010
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 02/04/2011
Year Financial Assitance is planned to End: 2014
Notes: NOTE Financial Assistance will end 2021 when PILOT ends not 2014

Location of Project

Address Line1: 200 North Route 303
Address Line2:
City: WEST NYACK
State: NY
Zip - Plus4: 10994
Province/Region:
Country: USA

Applicant Information

Applicant Name: DER Specialty Products LLC
Address Line1: 200 North Route 303
Address Line2:
City: WEST NYACK
State: NY
Zip - Plus4: 10994
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $5,602
Local Property Tax Exemption: $18,958.99
School Property Tax Exemption: $57,342.29
Mortgage Recording Tax Exemption: $0
Total Exemptions: $81,903.28
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$4,968.95	$4,968.95
Local PILOT:	$13,271.29	$13,271.29
School District PILOT:	$37,010.04	$37,010.04
Total PILOTS:	$55,250.28	$55,250.28

Net Exemptions: $26,653

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 30,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 11
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 11

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code:	39010502A
Project Type:	Bonds/Notes Issuance
Project Name:	Dominican College
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	$9,915,000.00
Benefited Project Amount:	$9,915,000.00
Bond/Note Amount:	$9,915,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	04/19/2005
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	06/30/2005
Year Financial Assitance is planned to End:	2035
Notes:	This is a multi phase project consisting of two issuances. The employment figures were double counted. Dominican series 2004 B1 and B2 were ref

Location of Project

Address Line1:	470 Western Highway
Address Line2:	
City:	ORANGEBURG
State:	NY
Zip - Plus4:	10962
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Dominican College
Address Line1:	470 Western Highway
Address Line2:	
City:	ORANGEBURG
State:	NY
Zip - Plus4:	10962
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	482	
Original Estimate of Jobs to be created:	16	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	482	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	277	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	(205)	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	3901-10-04-A
Project Type:	Straight Lease
Project Name:	EMPIRE EXECUTIVE INN LLC
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Services
Total Project Amount:	$15,500,000.00
Benefited Project Amount:	$15,500,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	06/23/2010
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	11/30/2010
Year Financial Assitance is planned to End:	2030
Notes:	Sales tax benefits will end in 2016, the PILOT will continue to be monitored.

Location of Project

Address Line1:	3 EXECUTIVE BLVD
Address Line2:	
City:	SUFFERN
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	EMPIRE EXECUTIVE INN LLC
Address Line1:	3 EXECUTIVE BLVD
Address Line2:	
City:	SUFFERN
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$21,784.53
Local Property Tax Exemption:	$51,697.63
School Property Tax Exemption:	$194,744.36
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$268,226.52
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$14,581.41	$14,581.41
Local PILOT:	$31,603.69	$31,603.69
School District PILOT:	$130,351.6	$130,351.6
Total PILOTS:	$176,536.7	$176,536.7

Net Exemptions: $91,689.82

Project Employment Information

# of FTEs before IDA Status:	91	
Original Estimate of Jobs to be created:	9	
Average estimated annual salary of jobs to be created.(at Current market rates):	27,600	
Annualized salary Range of Jobs to be Created:	20,000	To: 155,000
Original Estimate of Jobs to be Retained:	91	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	29,500	
Current # of FTEs:	82	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	(9)	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	3901-13-03-B
Project Type:	Straight Lease
Project Name:	Empire Executive Inn II
Project part of another phase or multi phase:	Yes
Original Project Code:	3901-10-04-A
Project Purpose Category:	Services
Total Project Amount:	$4,552,000.00
Benefited Project Amount:	$4,522,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	07/18/2013
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	07/30/2013
Year Financial Assitance is planned to End:	2016
Notes:	Mortgage refinancing, renovation of existing facility and installation of FF&E. Employment and PILOT information is contained in 39011004A. Benefits will

Location of Project

Address Line1:	3 Executive Blvd
Address Line2:	
City:	SUFFERN
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Empire Executive Inn II
Address Line1:	3 Executive Blvd
Address Line2:	
City:	SUFFERN
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	0	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	0	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	0	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

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IDA Projects

General Project Information

Project Code:	3901-14-04A
Project Type:	Straight Lease
Project Name:	H&H Renovations LLC
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	$0.00
Benefited Project Amount:	$0.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	
Date Project Approved:	02/28/2014
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	02/28/2014
Year Financial Assitance is planned to End:	2023
Notes:	The taxing entities approved a prorated PILOT to facilitate a discounted rent to the Rockland County Community College for expanded classrooms in its V

Location of Project

Address Line1:	31-37 Broad Street
Address Line2:	
City:	HAVERSTRAW
State:	NY
Zip - Plus4:	10927
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Ginsburg Development Companies LLC
Address Line1:	10 Summit Lake Drive
Address Line2:	
City:	VALHALLA
State:	NY
Zip - Plus4:	10595
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$5,956.2
Local Property Tax Exemption:	$36,318.6
School Property Tax Exemption:	$76,988.34
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$119,263.14
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$3,970.8	$3,970.8
Local PILOT:	$24,212.4	$24,212.4
School District PILOT:	$51,325.56	$51,325.56
Total PILOTS:	$79,508.76	$79,508.76

Net Exemptions: $39,754.38

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	0	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	0	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	0	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	3901-09-03-A
Project Type:	Straight Lease
Project Name:	ICCO CHEESE COMPANY, INC.
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Manufacturing
Total Project Amount:	$1,475,000.00
Benefited Project Amount:	$1,475,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	07/16/2009
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	09/25/2009
Year Financial Assitance is planned to End:	2020
Notes:	Due to a hiatus in construction, the sales letter was extended to 12/31/2016. A PILOT remains on the project.

Location of Project

Address Line1:	8 OLYMPIC DRIVE
Address Line2:	
City:	ORANGEBURG
State:	NY
Zip - Plus4:	10962
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	ICCO CHEESE COMPANY INC.
Address Line1:	ONE OLYMPIC DRIVE
Address Line2:	
City:	ORANGEBURG
State:	NY
Zip - Plus4:	10962
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$6,171.46
Local Property Tax Exemption:	$17,460.11
School Property Tax Exemption:	$63,974.74
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$87,606.31
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$4,585.32	$4,585.32
Local PILOT:	$10,799.01	$10,799.01
School District PILOT:	$49,746.24	$49,746.24
Total PILOTS:	$65,130.57	$65,130.57

Net Exemptions: $22,475.74

Project Employment Information

# of FTEs before IDA Status:	66	
Original Estimate of Jobs to be created:	16	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	66	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	62	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	(4)	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

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Status: UNSUBMITTED

IDA Projects

General Project Information

Project Code:	39010004A
Project Type:	Bonds/Notes Issuance
Project Name:	Intercos America
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Manufacturing
Total Project Amount:	$9,400,000.00
Benefited Project Amount:	$9,400,000.00
Bond/Note Amount:	$9,400,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	No
Date Project Approved:	03/21/2000
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	12/21/2000
Year Financial Assitance is planned to End:	2021
Notes:	Bond was retired in 2015

Location of Project

Address Line1:	200 Route 303
Address Line2:	
City:	CONGERS
State:	NY
Zip - Plus4:	10920
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Intercos America, Inc.
Address Line1:	200 Route 303 North
Address Line2:	
City:	CONGERS
State:	NY
Zip - Plus4:	10920
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	256	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	266	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	266	

Project Status

Current Year Is Last Year for reporting:	Yes
There is no debt outstanding for this project:	Yes
IDA does not hold title to the property:	Yes
The project receives no tax exemptions:	Yes

IDA Projects

19.

General Project Information

Project Code:	39010003A
Project Type:	Bonds/Notes Issuance
Project Name:	Jawonio Inc
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Services
Total Project Amount:	$5,480,000.00
Benefited Project Amount:	$5,480,000.00
Bond/Note Amount:	$5,480,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	05/06/1998
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	06/29/2000
Year Financial Assitance is planned to End:	2020
Notes:	The project paid down their bond in March 2015.

Location of Project

Address Line1:	260 N Little Tor Road
Address Line2:	
City:	NEW CITY
State:	NY
Zip - Plus4:	10956
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Jawonio
Address Line1:	260 N Little Tor Road
Address Line2:	
City:	NEW CITY
State:	NY
Zip - Plus4:	10956
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	100	
Original Estimate of Jobs to be created:	20	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	100	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	768	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	668	

Project Status

Current Year Is Last Year for reporting:	Yes
There is no debt outstanding for this project:	Yes
IDA does not hold title to the property:	Yes
The project receives no tax exemptions:	Yes

IDA Projects

General Project Information

Project Code: 3901-09-02-A
Project Type: Straight Lease
Project Name: LIPTIS PHARMACEUTICALS USA INC.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: $2,650,000.00
Benefited Project Amount: $2,650,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/15/2009
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 01/20/2009
Year Financial Assitance is planned to End: 2012
Notes:

Location of Project

Address Line1: 200 RAM RIDGE RD
Address Line2:
City: CHESTNUT RIDGE
State: NY
Zip - Plus4: 10977
Province/Region:
Country: USA

Applicant Information

Applicant Name: LIPTIS PHARMACEUTICALS USA INC.
Address Line1: 1612 WESTCHESTER AVE.
Address Line2:
City: BRONX
State: NY
Zip - Plus4: 10472
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $0
Total Exemptions: $0.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 21
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 31
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 31

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code:	3901-08-04-A
Project Type:	Straight Lease
Project Name:	MANHATTAN BEER DISTRIBUTORS, LLC
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	$12,250,000.00
Benefited Project Amount:	$12,250,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	11/20/2008
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	11/25/2008
Year Financial Assitance is planned to End:	2018
Notes:	

Location of Project

Address Line1:	10/20 DUNNIGAN DRIVE
Address Line2:	
City:	MONTEBELLO
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	MANHATTAN BEER DISTRIBUTORS, LLC
Address Line1:	10/20 DUNNIGAN DRIVE
Address Line2:	
City:	MONTEBELLO
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$51,697.66
Local Property Tax Exemption:	$41,679.63
School Property Tax Exemption:	$194,744.36
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$288,121.65
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$14,581.41	$14,581.41
Local PILOT:	$34,603.69	$34,603.69
School District PILOT:	$130,351.6	$130,351.6
Total PILOTS:	$179,536.7	$179,536.7

Net Exemptions: $108,584.95

Project Employment Information

# of FTEs before IDA Status:	246	
Original Estimate of Jobs to be created:	36	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	246	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	363	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	117	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

22.

General Project Information

Project Code:	3901-14-06A
Project Type:	Straight Lease
Project Name:	Millennium Pipeline Company
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Transportation, Communication, Electric,
Total Project Amount:	$0.00
Benefited Project Amount:	$0.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	
Date Project Approved:	03/01/2013
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	03/01/2013
Year Financial Assitance is planned to End:	2027
Notes:	The Company brought certiorari proceedings against the Taxing Entities. A settlement was reached to distribute the rebates over a period of

Location of Project

Address Line1:	Gas line Easement
Address Line2:	Town of Ramapo
City:	SUFFERN
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Millennium Pipeline Company
Address Line1:	One Blue Hill Plaza
Address Line2:	
City:	PEARL RIVER
State:	NY
Zip - Plus4:	10965
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$24,653
Local Property Tax Exemption:	$38,347
School Property Tax Exemption:	$252,000
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$315,000.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$24,653	$24,653
Local PILOT:	$38,347	$38,347
School District PILOT:	$252,000	$252,000
Total PILOTS:	$315,000	$315,000

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	0	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	0	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	0	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

Annual Report for Rockland County Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 04/19/2016
Status: UNSUBMITTED

IDA Projects

General Project Information

Project Code: 3901-14-05A
Project Type: Straight Lease
Project Name: NRG Bowline

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: $0.00
Benefited Project Amount: $0.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/01/2014
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 03/01/2014
Year Financial Assitance is planned to End: 2024
Notes: The taxing entities asked the Agency to approve a PILOT. The terms of the PILOT are subject of a settlement of a tax action brought by the Company against th

Location of Project

Address Line1: Easements
Address Line2: Town of Haverstraw
City: HAVERSTRAW
State: NY
Zip - Plus4: 10927
Province/Region:
Country: USA

Applicant Information

Applicant Name: NRG Bowline and Hudson Valley Gas
Address Line1: 211 Carnegie Center
Address Line2:
City: PRINCETON
State: NJ
Zip - Plus4: 08540
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $127,700
Local Property Tax Exemption: $862,350
School Property Tax Exemption: $1,653,000
Mortgage Recording Tax Exemption: $0
Total Exemptions: $2,643,050.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$127,700	$127,700
Local PILOT:	$862,350	$862,350
School District PILOT:	$1,653,000	$1,653,000
Total PILOTS:	$2,643,050	$2,643,050

Net Exemptions: $0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 60
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 60

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

24.

General Project Information

Project Code:	39010201A
Project Type:	Bonds/Notes Issuance
Project Name:	Northern Manor Multicare Center Inc
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Services
Total Project Amount:	$13,985,000.00
Benefited Project Amount:	$13,985,000.00
Bond/Note Amount:	$13,985,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	07/17/2001
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	01/25/2002
Year Financial Assitance is planned to End:	2012
Notes:	Services.

Location of Project

Address Line1:	Northern Services Group Inc
Address Line2:	199 North Middletown Road
City:	NANUET
State:	NY
Zip - Plus4:	10954
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Northern Manor Multicare Center
Address Line1:	199 North Middletown Road
Address Line2:	
City:	NANUET
State:	NY
Zip - Plus4:	10954
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	252	
Original Estimate of Jobs to be created:	0	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	252	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	262	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	10	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

25.

General Project Information

Project Code:	39010701A
Project Type:	Bonds/Notes Issuance
Project Name:	Nyack Library
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Civic Facility
Total Project Amount:	$11,975,000.00
Benefited Project Amount:	$11,975,000.00
Bond/Note Amount:	$11,975,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	05/16/2006
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	06/14/2007
Year Financial Assitance is planned to End:	2037
Notes:	Services

Location of Project

Address Line1:	59 South Broadway
Address Line2:	
City:	NYACK
State:	NY
Zip - Plus4:	10960
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	The Nyack Library
Address Line1:	59 South Broadway
Address Line2:	
City:	NYACK
State:	NY
Zip - Plus4:	10960
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	29.25	
Original Estimate of Jobs to be created:	5	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	29.25	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	28	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	(1.25)	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code: 3901-14-02A
Project Type: Tax Exemptions
Project Name: Ramland Holdings LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: $30,000,000.00
Benefited Project Amount: $1,100,000.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 09/26/2014
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2014
Notes: The project consists of 232,000 sq.ft. VACANT commercial space that will be transformed into a data center. NOTE: no benefits are provided

Location of Project

Address Line1: 1 Ramland Road
Address Line2:
City: ORANGEBURG
State: NY
Zip - Plus4: 10962
Province/Region:
Country: USA

Applicant Information

Applicant Name: Ramland Holdings LLC
Address Line1: 96 Freneau Ave
Address Line2:
City: MATAWAN
State: NJ
Zip - Plus4: 07747
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $168,218.98
Local Sales Tax Exemption: $183,989.51
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: $0
Total Exemptions: $352,208.49
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:		
Local PILOT:		
School District PILOT:		
Total PILOTS:	$0	$0

Net Exemptions: $352,208.49

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 50,000 To: 90,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 11
# of FTE Construction Jobs during fiscal year: 50
Net Employment Change: 11

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

27.

General Project Information

Project Code:	3901-14-03-A
Project Type:	Straight Lease
Project Name:	Raymour & Flanigan III Super Regional Warehouse Center & Distribution
Project part of another phase or multi phase:	Yes
Original Project Code:	3901-12-01-A
Project Purpose Category:	Other Categories
Total Project Amount:	$29,000,000.00
Benefited Project Amount:	$29,000,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	07/30/2014
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	07/30/2014
Year Financial Assitance is planned to End:	2025
Notes:	See 39011201A for total benefits taken to date and PILOT payments. The project has expanded into a Regional Warehouse and Distribution Center. Emplo

Location of Project

Address Line1:	30 Dunnigan Dr
Address Line2:	
City:	SUFFERN
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Suffern CDC LLC/Raymour & Flanigan
Address Line1:	7248 Morgan Rd
Address Line2:	
City:	LIVERPOOL
State:	NY
Zip - Plus4:	13088
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	0	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	0	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	0	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code: 3901-13-09-B
Project Type: Straight Lease
Project Name: Raymour Furniture Company, Inc. II

Project part of another phase or multi phase: Yes
Original Project Code: 3901-12-01-A
Project Purpose Category: Other Categories

Total Project Amount: $13,286,000.00
Benefited Project Amount: $9,436,633.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/25/2013
IDA Took Title to Property: No
Date IDA Took Title or Leasehold Interest:
Year Financial Assitance is planned to End: 2016
Notes: This is a regional warehouse and distribution center for Raymour Furniture Company. The assistance will allow for expansion of further of the wa

Location of Project

Address Line1: 30 Dunnigan Dr
Address Line2:
City: SUFFERN
State: NY
Zip - Plus4: 10901
Province/Region:
Country: USA

Applicant Information

Applicant Name: Raymour & Flanigan
Address Line1: 7248 Morgan Rd
Address Line2:
City: LIVERPOOL
State: NY
Zip - Plus4: 13088
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $0
Total Exemptions: $0.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code:	3901-12-01-A
Project Type:	Straight Lease
Project Name:	Raymours Furniture Company, Inc.
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	$46,000,000.00
Benefited Project Amount:	$5,500,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	04/19/2012
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	05/25/2012
Year Financial Assitance is planned to End:	2025
Notes:	The Agency approved additonal benefits for an expansion of the warehouse facility in 2013 and 2014. Please see 39011309B and 39011401A. The school dist

Location of Project

Address Line1:	30 Dunnigan Drive
Address Line2:	
City:	SUFFERN
State:	NY
Zip - Plus4:	10901
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Raymour & Flanigan
Address Line1:	7248 Morgan Road
Address Line2:	
City:	LIVERPOOL
State:	NY
Zip - Plus4:	13088
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$111,807.97
Local Property Tax Exemption:	$265,335.67
School Property Tax Exemption:	$893,576.31
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$1,270,719.95
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$92,016.95	$92,016.95
Local PILOT:	$218,449.12	$218,449.12
School District PILOT:	$742,193.96	$742,193.96
Total PILOTS:	$1,052,660.03	$1,052,660.03

Net Exemptions: $218,059.92

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	300	
Average estimated annual salary of jobs to be created.(at Current market rates):	44,116	
Annualized salary Range of Jobs to be Created:	27,369	To: 117,895
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	299	
# of FTE Construction Jobs during fiscal year:	2	
Net Employment Change:	299	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	39010703A
Project Type:	Bonds/Notes Issuance
Project Name:	Rockland Jewish Community Center Corp Project
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Civic Facility
Total Project Amount:	$13,945,000.00
Benefited Project Amount:	$23,631,064.00
Bond/Note Amount:	$13,945,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	10/19/2007
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	12/21/2007
Year Financial Assitance is planned to End:	2032
Notes:	Exempt Facility

Location of Project

Address Line1:	900 Route 45
Address Line2:	
City:	NEW CITY
State:	NY
Zip - Plus4:	10956
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Rockland Jewish Community Center
Address Line1:	900 Route 45
Address Line2:	
City:	NEW CITY
State:	NY
Zip - Plus4:	10956
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	166	
Original Estimate of Jobs to be created:	94	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	166	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	216	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	50	

Project Status

Current Year Is Last Year for reporting:	Yes
There is no debt outstanding for this project:	Yes
IDA does not hold title to the property:	Yes
The project receives no tax exemptions:	Yes

IDA Projects

31.

General Project Information

Project Code:	3901-14-03A-2
Project Type:	Straight Lease
Project Name:	Rockland Urgent Care Family Health NP, P.C.
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	$650,000.00
Benefited Project Amount:	$48,312.50
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	01/16/2015
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	01/26/2015
Year Financial Assitance is planned to End:	2018
Notes:	

Location of Project

Address Line1:	89 Route 9W S
Address Line2:	
City:	WEST HAVERSTRAW
State:	NY
Zip - Plus4:	10993
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Rockland Urgent Care Family Health
Address Line1:	777 Chestnut Ridge Road
Address Line2:	Suite 301
City:	CHESTNUT RIDGE
State:	NY
Zip - Plus4:	10977
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$16,001.19
Local Sales Tax Exemption:	$17,501.3
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$33,502.49
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $33,502.49

Project Employment Information

# of FTEs before IDA Status:	1	
Original Estimate of Jobs to be created:	15	
Average estimated annual salary of jobs to be created.(at Current market rates):	21,720	
Annualized salary Range of Jobs to be Created:	6,000	To: 37,440
Original Estimate of Jobs to be Retained:	1	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	28,000	
Current # of FTEs:	25	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	24	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	3901-13-07-A
Project Type:	Straight Lease
Project Name:	Russo Development LLC
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	$135,600,000.00
Benefited Project Amount:	$65,000,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	07/01/2013
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	08/28/2013
Year Financial Assitance is planned to End:	2025
Notes:	Russo Development is constructing a facility that will be leased to Bloomberg LP for its global data center

Location of Project

Address Line1:	155 Corporate Dr
Address Line2:	
City:	ORANGEBURG
State:	NY
Zip - Plus4:	10962
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Russo Development LLC/155 Corporat
Address Line1:	570 Commerce Blvd
Address Line2:	
City:	CARLSTADT
State:	NJ
Zip - Plus4:	07072
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$41,081.06
Local Sales Tax Exemption:	$44,932.41
County Real Property Tax Exemption:	$41,665.7
Local Property Tax Exemption:	$103,865.24
School Property Tax Exemption:	$396,877.6
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$628,422.01
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$51,485.47	$51,485.47
School District PILOT:	$218,474.28	$218,474.28
Total PILOTS:	$269,959.75	$269,959.75

Net Exemptions: $358,462.26

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	0	
Average estimated annual salary of jobs to be created.(at Current market rates):	9,907	
Annualized salary Range of Jobs to be Created:	29,078	To: 99,236
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	8	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	8	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	39010602B
Project Type:	Bonds/Notes Issuance
Project Name:	Special Needs Facilities Pooled Programs
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	$375,000.00
Benefited Project Amount:	$375,000.00
Bond/Note Amount:	$375,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	04/18/2006
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	06/15/2006
Year Financial Assitance is planned to End:	2016
Notes:	Exempt Facility. Please Note: the Agency has determined that the Bond holder provided incorrect data on employment for 2012. The data for 2013 i

Location of Project

Address Line1:	Crystal Run Village
Address Line2:	601 Stony Ford Road
City:	MIDDLETOWN
State:	NY
Zip - Plus4:	10941
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Crystal Run Village, Inc.
Address Line1:	601 Stony Ford Road
Address Line2:	
City:	MIDDLETOWN
State:	NY
Zip - Plus4:	10941
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	12.8	
Original Estimate of Jobs to be created:	0	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	12.8	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	11.8	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	(1)	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code: 39010602A
Project Type: Bonds/Notes Issuance
Project Name: Special Needs Facilities Pooled Programs

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: $3,235,000.00
Benefited Project Amount: $3,235,000.00
Bond/Note Amount: $3,235,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/18/2006
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 06/15/2006
Year Financial Assitance is planned to End: 2021
Notes: Exempt Facility

Location of Project

Address Line1: RC Assoc For Learning Disabled
Address Line2: "2 Crossfield Avenue, Suite 411"
City: WEST NYACK
State: NY
Zip - Plus4: 10994
Province/Region:
Country: USA

Applicant Information

Applicant Name: Rockland County Assoc for the Lear
Address Line1: 2 Crosfield Avenue, Suite 411
Address Line2:
City: WEST NYACK
State: NY
Zip - Plus4: 10994
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $0
Total Exemptions: $0.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status: 26
Original Estimate of Jobs to be created: 39
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 26
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 55
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 29

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code:	3901-13-02-A
Project Type:	Straight Lease
Project Name:	Star Kay White, Inc.
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Manufacturing
Total Project Amount:	$4,450,000.00
Benefited Project Amount:	$3,000,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	03/12/2013
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	03/12/2013
Year Financial Assitance is planned to End:	2018
Notes:	Refinancing of Mortgage: the manufacturer will expand and upgrade equipment. Only Mortgage Recording Tax Abatement was approved.

Location of Project

Address Line1:	151 Wells Avenue
Address Line2:	
City:	CONGERS
State:	NY
Zip - Plus4:	10920 - 0147
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Star Kay White, Inc.
Address Line1:	151 Wells Avenue
Address Line2:	
City:	CONGERS
State:	NY
Zip - Plus4:	10920 0147
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	97
Original Estimate of Jobs to be created:	15
Average estimated annual salary of jobs to be created.(at Current market rates):	38,610.99
Annualized salary Range of Jobs to be Created:	25,543.77 To: 68,000
Original Estimate of Jobs to be Retained:	97
Estimated average annual salary of jobs to be retained.(at Current Market rates):	73,724.29
Current # of FTEs:	118
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	21

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code:	39010103A
Project Type:	Bonds/Notes Issuance
Project Name:	Tappan Wire and Cable Gussack Realty Company
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Manufacturing
Total Project Amount:	$5,000,000.00
Benefited Project Amount:	$5,000,000.00
Bond/Note Amount:	$5,000,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	No
Date Project Approved:	01/16/2001
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	07/03/2001
Year Financial Assitance is planned to End:	2022
Notes:	The bonds were satisfied.The company has relocated.

Location of Project

Address Line1:	44 High Street
Address Line2:	
City:	WEST NYACK
State:	NY
Zip - Plus4:	10994
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Tappan Wire and Cable/Gussack Real
Address Line1:	44 High Street
Address Line2:	
City:	WEST NYACK
State:	NY
Zip - Plus4:	10994
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$0.00
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	125	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	0	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	0	

Project Status

Current Year Is Last Year for reporting:	Yes
There is no debt outstanding for this project:	Yes
IDA does not hold title to the property:	Yes
The project receives no tax exemptions:	Yes

IDA Projects

General Project Information

Project Code:	3901-12-02-A
Project Type:	Straight Lease
Project Name:	The Shops at Nanuet
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Retail Trade
Total Project Amount:	$150,000,000.00
Benefited Project Amount:	$31,045,000.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	06/22/2012
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	11/21/2012
Year Financial Assitance is planned to End:	2015
Notes:	The project is regional destination mall that features more than 50 high end shops, 2 department stores and movie. It is built on an outdated shop

Location of Project

Address Line1:	75 W Route 59
Address Line2:	
City:	NANUET
State:	NY
Zip - Plus4:	10954
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	The Retail Property Trust
Address Line1:	225 W Washington St
Address Line2:	
City:	INDIANAPOLIS
State:	IN
Zip - Plus4:	46204
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$0
Local Sales Tax Exemption:	$0
County Real Property Tax Exemption:	$274,368.31
Local Property Tax Exemption:	$928,551.16
School Property Tax Exemption:	$3,002,614.22
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$4,205,533.69
Total Exemptions Net of RPTL Section 485-b:	$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $4,205,533.69

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	100	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	25	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	25	

Project Status

Current Year Is Last Year for reporting:	Yes
There is no debt outstanding for this project:	Yes
IDA does not hold title to the property:	Yes
The project receives no tax exemptions:	Yes

IDA Projects

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General Project Information

Project Code:	3901-14-01A
Project Type:	Straight Lease
Project Name:	Uovo Kings Highway LLC
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	$15,000,000.00
Benefited Project Amount:	$9,187,500.00
Bond/Note Amount:	
Annual Lease Payment:	$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	09/29/2014
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	09/29/2014
Year Financial Assitance is planned to End:	2024
Notes:	This is a warehouse/storage property for fine arts serving museums in the New York Metropolitan area.Job creation will occur over 5years.Average annual sa

Location of Project

Address Line1:	33 Kings Highway
Address Line2:	
City:	ORANGEBURG
State:	NY
Zip - Plus4:	10962
Province/Region:	
Country:	USA

Applicant Information

Applicant Name:	Uovo Kings Highway LLC
Address Line1:	26W 17th Street
Address Line2:	Suite 801
City:	NEW YORK
State:	NY
Zip - Plus4:	10011
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	$30,419.58
Local Sales Tax Exemption:	$33,171.47
County Real Property Tax Exemption:	$0
Local Property Tax Exemption:	$0
School Property Tax Exemption:	$0
Mortgage Recording Tax Exemption:	$0
Total Exemptions:	$63,591.05
Total Exemptions Net of RPTL Section 485-b:	

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $63,591.05

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	5	
Average estimated annual salary of jobs to be created.(at Current market rates):	3	
Annualized salary Range of Jobs to be Created:	37,000	To: 70,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	3	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	3	

Project Status

Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	No
The project receives no tax exemptions:	No

IDA Projects

General Project Information

Project Code: 3901-08-01-A
Project Type: Straight Lease
Project Name: Urarn Associates, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: $9,500,000.00
Benefited Project Amount: $9,500,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/20/2008
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 04/24/2008
Year Financial Assitance is planned to End: 2028
Notes:

Location of Project

Address Line1: 706 Executive Blvd
Address Line2:
City: VALLEY COTTAGE
State: NY
Zip - Plus4: 10989
Province/Region:
Country: USA

Applicant Information

Applicant Name: Urarn Associates
Address Line1: 706 Executive Blvd
Address Line2:
City: VALLEY COTTAGE
State: NY
Zip - Plus4: 10989
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $0
Local Property Tax Exemption: $0
School Property Tax Exemption: $0
Mortgage Recording Tax Exemption: $0
Total Exemptions: $0.00
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$0	$0
School District PILOT:	$0	$0
Total PILOTS:	$0	$0

Net Exemptions: $0

Project Employment Information

# of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 12
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 5
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code: 3901-11-04
Project Type: Straight Lease
Project Name: Vitane Pharmaceuticals, Inc.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: $5,500,000.00
Benefited Project Amount: $1,000,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/19/2011
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 11/29/2011
Year Financial Assitance is planned to End: 2014
Notes:

Location of Project

Address Line1: 125 Wells Avneue
Address Line2:
City: CONGERS
State: NY
Zip - Plus4: 10920
Province/Region:
Country: USA

Applicant Information

Applicant Name: Vitane Pharmaceuticals, Inc.
Address Line1: 17701 Cowan
Address Line2: suite 150
City: IRVINE
State: CA
Zip - Plus4: 92614
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $5,125.84
Local Property Tax Exemption: $17,347.47
School Property Tax Exemption: $52,468.19
Mortgage Recording Tax Exemption: $52,468.19
Total Exemptions: $127,409.69
Total Exemptions Net of RPTL Section 485-b: $0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$5,125.84	$5,125.84
Local PILOT:	$17,347.47	$17,347.47
School District PILOT:	$52,468.19	$52,468.19
Total PILOTS:	$74,941.5	$74,941.5

Net Exemptions: $52,468.19

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 30
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 31
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 31

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

Annual Report for Rockland County Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 04/19/2016
Status: UNSUBMITTED

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
40	$20,665,962.45	$5,654,177.79	$15,011,784.66	1,745.5

Additional Comments: