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October 8, 2021

The Honorable David B. Donaldson
Chairman
Ulster County Legislature
244 Fair Street, PO Box 1800
Kingston, NY 12402-1800

RE: Ulster County Legislature Resolution 157 of 2012

Dear Chairman Donaldson:

Attached please find the Ulster County IDA's annual response for 2020 to Legislative Resolution 157 of 2012. This response includes the following documents:

- Agency Overview
- UCIDA Projects
- UCIDA Pending and Completed Projects
- UCIDA 5-year Project Summary
- UCIDA Financial Statements & Annual Report
- UCIDA Submitted Public Authorities Reporting Information System (PARIS) Report

Sincerely,



Rose Woodworth
Chief Executive Officer

cc: The Honorable Patrick K. Ryan, Ulster County Executive
The Honorable March Gallagher, Ulster County Comptroller

2020 UCIDA - Agency Overview

Mission Statement

The mission of the Ulster County Industrial Development Agency is to advance the job opportunities, general prosperity, and long-term economic vitality of Ulster County residents by targeting tax incentives bonding and other assistance to foster creation and attraction of new business and the retention and expansion of existing business.

Members

| Member | Title |
|---------------|----------------------|
| James Malcolm | Chair |
| Diane Eynon | Vice Chair/Treasurer |
| Michael Ham | Secretary |
| Richard Jones | Member/CFO |
| Orlando Reece | Assistant Secretary |
| Faye Storms | Assistant Treasurer |
| Daniel Savona | Assistant Secretary |

Amount of Outstanding Bonds at the close of 2020:

See also Schedule of Conduit Debt Obligations in Annual Financial Statements.

| | December 31, 2020 |
|---------------------------|-------------------|
| Bond Balance Outstanding: | \$8,195,795 |

Summary of Revenues and Expenditures:

See also Statements of Revenues, Expenses, and Changes in Net Positions in Annual Financial Statements.

| | December 31, 2020 |
|---------------------|-------------------|
| Operating Revenues: | \$221,538 |
| Operating Expenses: | \$359,078 |
| Other Revenues: | \$4,970 |

2020 Ulster County IDA Projects

| Project Code | Name of Project Applicant | Occupant/Tenant | Type |
|--------------|---------------------------------------------------------------------|-----------------------------------------------|-------|
| 5101-09-003 | Amthor | Self | Bond |
| 5101-06-04 | Benedictine Hospital (The Kingston Hospital Project) | Self | Bond |
| 5101-11-02 | Central Hudson | Self | Lease |
| 5101-15-01 | Darienlake Kingston, LLC | Self | Lease |
| 5101-06-02 | Spotted Dog Ventures | The Emerson | Lease |
| 5101-07-03 | Gardiner Library | Self | Bond |
| 5101-13-02 | Golden Hill Acquisitions LLC (Now Ulster NH Realty) | Golden Hill Nursing and Rehabilitation Center | Lease |
| 5101-98-02 | 300 Grant Ave LLC (formerly Hudson River Valley LLC) | Northeast Center for Special Care | Lease |
| 5101-09-001 | JimLee | Elna Magnetics | Lease |
| 5101-06-03 | Kingston Hospitality | Hampton Inn | Lease |
| 5101-07-02 | Kingston Regional Senior Living (Woodland Ponds) | Woodland Pond | Lease |
| 5101-03-02 | ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | Benedictine/Medical Providers | Lease |
| 5101-98-03 | LaSalle (First Columbia) New Paltz | Medical Providers | Lease |
| 5101-13-01 | DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | Various tenants | Lease |
| 5101-02-02 | MHVFCU - Kingston | Self | Lease |
| 5101-11-01 | MHVFCU - Port Ewen | Self | Lease |
| 5101-10-002 | Partition Street | Diamond Mills Hotel | Bond |
| 5101-10-01 | PSH Development | Emurgent Care | Lease |
| 5101-01-04 | Selux 2 + 3 | Self | Bond |
| 5101-12-02 | Stavo | Self | Lease |
| 5101-09-002 | Tee Bar | Rocking Horse Ranch | Lease |
| 5101-98-07 | Viking | Self | Bond |
| 5101-12-01 | Wolf-tec | Self | Lease |
| 5101-16-01 | 2007 Route 9W, LLC | Self | Lease |
| 5101-17-03 | Saugerties NY Hospitality | Self | Lease |
| 5101-17-02 | UPAC, LLC | Self | Lease |
| 5101-17-04 | The Greenhouses Hotel, LLC | Self | Lease |
| 5101-18-01 | Henry Stout and Creative Environments, LLC | Self | Lease |
| 5101-18-03 | Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | Self | Lease |
| 5101-18-04 | Landmark Preservation, L.P. | Self | Lease |
| 5101-18-02 | Marlboro Distr. RTE 9 LLC. | PODS Enterprises, LLC | Lease |
| 5101-19-03 | Ham III Realty LLC | Brooklyn Bottling of Milton, New York, Inc. | Lease |
| 5101-19-01 | Star Estate Development Group LLC | Self | Lease |
| 5101-19-02 | Inness NY LLC | Self | Lease |
| 5101-03-02a | Kingston Medical Properties LLC | Benedictine/Medical Providers | Lease |
| 5101-13-02a | Ulster NH Realty LLC | Ulster NH Operations, LLC | Lease |

2020 Ulster County IDA Projects

| Name of Project Applicant | Address of the Project | Description | Benefit to Community |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------|-----------------------|
| Amthor | 20 Osprey Lane, Gardiner, NY 12525 | Manufacturing | Jobs |
| Benedictine Hospital (The Kingston Hospital Project) | 105 Mary's Ave, Kingston, NY 12401 | Civic Facility | Jobs/Medical Services |
| Central Hudson | Tomson Road & NYS Rt 12, Saugerties, NY 12477 | Electrical Distribution Services | Electricity |
| Darienlake Kingston, LLC | 1851 Ulster Avenue, Lake Katrine, NY 12449 | Hospitality/Tourism Services | Jobs/Tourism |
| Spotted Dog Ventures | 5340 Route 28, Mount Tremper, NY 12457 | Hospitality/Tourism Services | Jobs/Tourism |
| Gardiner Library | 5 Station Square, Gardiner, NY 12525 | Civic Facility | Library |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | 99 Golden Hill Drive, Kingston, NY 12401 | Civic Facility | Jobs/Civic Facility |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | 300 Grant Avenue, Lake Katrine, NY 12449 | Medical Services | Jobs/Medical Services |
| JimLee | 203 Malden Turnpike, Saugerties, NY 12477 | Manufacturing | Jobs |
| Kingston Hospitality | 1307 Ulster Avenue, Kingston, NY 12401 | Hospitality/Tourism Services | Jobs/Tourism |
| Kingston Regional Senior Living (Woodland Ponds) | 100 Woodland Pond Circle, New Paltz, NY 12561 | Senior Housing | Senior Housing |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | 111 Mary's Avenue, Kingston, NY 12401 | Medical Services | Jobs/Medical Services |
| LaSalle (First Columbia) New Paltz | 279 Main St, New Paltz, NY 12561 | Medical Services | Jobs/Medical Services |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | 1561 Ulster Avenue, Lake Katrine, NY 12449 | Medical Services | Jobs/Medical Services |
| MHVFCU - Kingston | 123 Hurley Ave, Kingston, NY 12401 | Finance | Jobs/Banking |
| MHVFCU - Port Ewen | 185 Broadway, Port Ewen, NY 12466 | Finance | Jobs/Banking |
| Partition Street | 25 S Partition St Saugerties, NY 12477 | Hospitality/Tourism Services | Jobs/Tourism |
| PSH Development | 2976 Route 9W, Saugerties, NY 12477 | Medical Services | Jobs/Medical Services |
| Selux 2 + 3 | 3 Lumen Lane, Highland, NY 12528 | Manufacturing | Jobs |
| Stavo | 132 Flatbush Ave Kingston, NY 12401 | Manufacturing | Jobs |
| Tee Bar | 600 Route 44/55, Plattekill, NY 12568 | Hospitality/Tourism Services | Jobs/Tourism |
| Viking | 89 South Ohioville Rd, New Paltz, NY 12561 | Manufacturing | Jobs |
| Wolf-tec | 132 Flatbush Ave Kingston, NY 12401 | Manufacturing | Jobs |
| 2007 Route 9W, LLC | 10 Lumen Lane, Highland, NY 12528 | Restoration Services | Jobs |
| Saugerties NY Hospitality | 2778 Route 32, Saugerties, NY 12477 | Hospitality/Tourism Services | Jobs/Tourism |
| UPAC, LLC | 601 Broadway, Kingston, NY 12401 | Art/Tourism | Jobs/Tourism |
| The Greenhouses Hotel, LLC | 2187 Bruynswick Road, Wallkill, NY 12589 | Hospitality/Tourism Services | Jobs/Tourism |
| Henry Stout and Creative Environments, LLC | 1 Valley View Road, Big Indian, NY 12410 | Hospitality/Tourism Services | Jobs/Tourism |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | Multiple in Kingston, NY 12401: 301 Wall St, 41 Pearl St, 270 Fair St, 24 John St | Hospitality/Tourism Services | Jobs/Tourism |
| Landmark Preservation, L.P. | 295 Broadway, Kingston, NY 12401 | Senior Housing | Senior Housing |
| Marlboro Distr. RTE 9 LLC. | 1100 NYS Route 9W, Marlboro, NY 12542 | Service | Jobs |
| Ham III Realty LLC | 643 S Rd, Milton, NY 12401 & 9 Riverview Drive, Marlboro, NY 12542 | Manufacturing | Jobs |
| Star Estate Development Group LLC | 1835 Broadway, West Park, NY 12493 | Manufacturing & Hospitality/Tourism | Jobs/Tourism |
| Inness NY LLC | 10 Bank Street, Accord, NY 12404 | Hospitality/Tourism Services | Jobs/Tourism |
| Kingston Medical Properties LLC | 111 Mary's Avenue, Kingston, NY 12401 | Medical Services | Jobs/Medical Services |
| Ulster NH Realty LLC | 99 Golden Hill Drive, Kingston, NY 12401 | Civic Facility | Jobs/Civic Facility |

2020 Ulster County IDA Projects

| Name of Project Applicant | Total Project Costs From Application | Estimated Amount of Private Investment | Public/Private Finance | Projected Total UCIDA Bonds | Actual Total UCIDA Bonds | % of UCIDA Bonds to Total Project Cost |
|---------------------------------------------------------------------|--------------------------------------|----------------------------------------|------------------------|-----------------------------|--------------------------|----------------------------------------|
| Amthor | \$ 1,433,688 | \$ 1,433,688 | Private | \$ 1,340,000 | \$ 1,340,000 | 93% |
| Benedictine Hospital (The Kingston Hospital Project) | \$ 20,000,000 | \$ 20,000,000 | Private | \$ 20,000,000 | \$ 20,000,000 | 100% |
| Central Hudson | \$ 11,234,094 | \$ 11,234,094 | Private | \$ - | \$ - | 0% |
| Darienlake Kingston, LLC | \$ 9,850,000 | \$ 9,850,000 | Private | \$ - | \$ - | 0% |
| Spotted Dog Ventures | \$ 5,002,000 | \$ 5,002,000 | Private | \$ - | \$ - | 0% |
| Gardiner Library | \$ 1,591,661 | \$ 1,591,661 | Private | \$ 800,000 | \$ 800,000 | 50% |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | \$ 14,732,500 | \$ 14,732,500 | Private | \$ - | \$ - | 0% |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | \$ 37,840,070 | \$ 37,840,070 | Private | \$ - | \$ - | 0% |
| JimLee | \$ 5,905,000 | \$ 5,905,000 | Private | \$ - | \$ - | 0% |
| Kingston Hospitality | \$ 7,500,000 | \$ 7,500,000 | Private | \$ - | \$ - | 0% |
| Kingston Regional Senior Living (Woodland Ponds) | \$ 117,490,000 | \$ 117,490,000 | Private | \$ - | \$ - | 0% |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | \$ 10,000,000 | \$ 10,000,000 | Private | \$ - | \$ - | 0% |
| LaSalle (First Columbia) New Paltz | \$ 4,000,000 | \$ 4,000,000 | Private | \$ - | \$ - | 0% |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | \$ 32,843,672 | \$ 32,843,672 | Private | \$ - | \$ - | 0% |
| MHVFCU - Kingston | \$ 1,580,000 | \$ 1,580,000 | Private | \$ - | \$ - | 0% |
| MHVFCU - Port Ewen | \$ 2,484,377 | \$ 2,484,377 | Private | \$ - | \$ - | 0% |
| Partition Street | \$ 12,000,000 | \$ 12,000,000 | Private | \$ 8,833,000 | \$ 8,833,000 | 74% |
| PSH Development | \$ 1,200,000 | \$ 1,200,000 | Private | \$ - | \$ - | 0% |
| Selux 2 + 3 | \$ 3,767,267 | \$ 3,767,267 | Private | \$ 3,500,000 | \$ 3,500,000 | 93% |
| Stavo | \$ 6,680,000 | \$ 6,680,000 | Private | \$ - | \$ - | 0% |
| Tee Bar | \$ 2,702,401 | \$ 2,702,401 | Private | \$ - | \$ - | 0% |
| Viking | \$ 1,250,000 | \$ 1,250,000 | Private | \$ 1,250,000 | \$ 3,800,000 | 304% |
| Wolf-tec | \$ 6,020,000 | \$ 6,020,000 | Private | \$ - | \$ - | 0% |
| 2007 Route 9W, LLC | \$ 990,000 | \$ 990,000 | Private | \$ - | \$ - | 0% |
| Saugerties NY Hospitality | \$ 6,890,000 | \$ 6,890,000 | Private | \$ - | \$ - | 0% |
| UPAC, LLC | \$ 4,759,010 | \$ 4,759,010 | Private | \$ - | \$ - | 0% |
| The Greenhouses Hotel, LLC | \$ 2,641,644 | \$ 2,641,644 | Private | \$ - | \$ - | 0% |
| Henry Stout and Creative Environments, LLC | \$ 300,000 | \$ 300,000 | Private | \$ - | \$ - | 0% |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | \$ 8,707,000 | \$ 8,707,000 | Private | \$ - | \$ - | 0% |
| Landmark Preservation, L.P. | \$ 35,555,157 | \$ 35,555,157 | Private | \$ - | \$ - | 0% |
| Marlboro Distr. RTE 9 LLC. | \$ 6,112,000 | \$ 6,112,000 | Private | \$ - | \$ - | 0% |
| Ham III Realty LLC | \$ 4,000,000 | \$ 4,000,000 | Private | \$ - | \$ - | 0% |
| Star Estate Development Group LLC | \$ 1,983,000 | \$ 1,983,000 | Private | \$ - | \$ - | 0% |
| Inness NY LLC | \$ 17,270,000 | \$ 17,270,000 | Private | \$ - | \$ - | 0% |
| Kingston Medical Properties LLC | \$ 6,874,460 | \$ 6,874,460 | Private | \$ - | \$ - | 0% |
| Ulster NH Realty LLC | \$ 42,200,000 | \$ 42,200,000 | Private | \$ - | \$ - | 0% |

2020 Ulster County IDA Projects

| Name of Project Applicant | Amount of Bond Payments Made | Amount of Outstanding Bonds | PILOT Payments Made in Past 5 Years | Amount of PILOT Payments Overdue | Schedule of PILOT Payments (Remaining Payment Years)* |
|---------------------------------------------------------------------|------------------------------|-----------------------------|-------------------------------------|----------------------------------|-------------------------------------------------------|
| Amthor | \$ 66,699 | \$ 869,157 | \$ - | \$ - | See attached |
| Benedictine Hospital (The Kingston Hospital Project) | \$ 475,000 | \$ 1,605,000 | \$ - | \$ - | See attached |
| Central Hudson | \$ - | \$ - | \$ 1,901,673 | \$ - | See attached |
| Darienlake Kingston, LLC | \$ - | \$ - | \$ 261,276 | \$ - | See attached |
| Spotted Dog Ventures | \$ - | \$ - | \$ 321,083 | \$ - | See attached |
| Gardiner Library | \$ - | \$ 435,832 | \$ - | \$ - | See attached |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | \$ - | \$ - | \$ 640,976 | \$ - | See attached |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | \$ - | \$ - | \$ 4,150,737 | \$ - | See attached |
| JimLee | \$ - | \$ - | \$ 185,858 | \$ - | See attached |
| Kingston Hospitality | \$ - | \$ - | \$ 422,530 | \$ - | See attached |
| Kingston Regional Senior Living (Woodland Ponds) | \$ - | \$ - | \$ 3,839,999 | \$ - | See attached |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | \$ - | \$ - | \$ 200,230 | \$ - | See attached |
| LaSalle (First Columbia) New Paltz | \$ - | \$ - | \$ 63,892 | \$ - | See attached |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | \$ - | \$ - | \$ 1,320,124 | \$ - | See attached |
| MHVFCU - Kingston | \$ - | \$ - | \$ 150,141 | \$ - | See attached |
| MHVFCU - Port Ewen | \$ - | \$ - | \$ 115,971 | \$ - | See attached |
| Partition Street | \$ 400,714 | \$ 6,664,963 | \$ 362,219 | \$ - | See attached |
| PSH Development | \$ - | \$ - | \$ 147,744 | \$ - | See attached |
| Selux 2 + 3 | \$ 120,000 | \$ 510,000 | \$ - | \$ - | See attached |
| Stavo | \$ - | \$ - | \$ 404,400 | \$ - | See attached |
| Tee Bar | \$ - | \$ - | \$ 44,797 | \$ - | See attached |
| Viking | \$ 157,000 | \$ 800,000 | \$ 204,738 | \$ - | See attached |
| Wolf-tec | \$ - | \$ - | \$ 477,000 | \$ - | See attached |
| 2007 Route 9W, LLC | \$ - | \$ - | \$ 25,580 | \$ - | See attached |
| Saugerties NY Hospitality | \$ - | \$ - | \$ 36,189 | \$ - | See attached |
| UPAC, LLC | \$ - | \$ - | \$ - | \$ - | See attached |
| The Greenhouses Hotel, LLC | \$ - | \$ - | \$ 7,268 | \$ - | See attached |
| Henry Stout and Creative Environments, LLC | \$ - | \$ - | \$ 83,309 | \$ - | See attached |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | \$ - | \$ - | \$ 147,228 | \$ - | See attached |
| Landmark Preservation, L.P. | \$ - | \$ - | \$ 368,500 | \$ - | See attached |
| Marlboro Distr. RTE 9 LLC. | \$ - | \$ - | \$ 64,563 | \$ - | See attached |
| Ham III Realty LLC | \$ - | \$ - | \$ - | \$ - | See attached |
| Star Estate Development Group LLC | \$ - | \$ - | \$ - | \$ - | See attached |
| Inness NY LLC | \$ - | \$ - | \$ 23,345 | \$ - | See attached |
| Kingston Medical Properties LLC | \$ - | \$ - | \$ 85,146 | \$ - | See attached |
| Ulster NH Realty LLC | \$ - | \$ - | \$ - | \$ - | See attached |

2020 Ulster County IDA Projects

| Name of Project Applicant | Cost of Additional Gov't Services from Application | **Avg. estimated annual range of salary of jobs to be created or retained from PARIS or the application |
|---------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Amthor | None reported | \$27,000 - \$35000 |
| Benedictine Hospital (The Kingston Hospital Project) | None reported | \$49,000 |
| Central Hudson | None reported | Not reported |
| Darienlake Kingston, LLC | None reported | \$18,000 - \$60,000 |
| Spotted Dog Ventures | None reported | \$16,000 - \$40,000 |
| Gardiner Library | None reported | <\$40,000 |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | None reported | \$30,000 to \$124,000 |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | None reported | \$16,640 to \$277,000 |
| JimLee | None reported | \$20,800 to \$35,360 |
| Kingston Hospitality | None reported | \$18,000 to \$48,000 |
| Kingston Regional Senior Living (Woodland Ponds) | None reported | \$21,536 to \$151,000 |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | None reported | Not reported |
| LaSalle (First Columbia) New Paltz | None reported | Not reported |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | None reported | \$62,302 - \$119,561 |
| MHVFCU - Kingston | None reported | \$18,326 - \$58,367 |
| MHVFCU - Port Ewen | None reported | \$29,700 - \$57,900 |
| Partition Street | None reported | \$24,375 |
| PSH Development | None reported | \$24,960 - \$75,000 |
| Selux 2 + 3 | None reported | \$34,788 |
| Stavo | None reported | \$25,000 - \$100,000 |
| Tee Bar | None reported | \$15,000 - \$50,000 |
| Viking | None reported | \$19,760 - \$31,200 |
| Wolf-tec | None reported | \$36,000 - \$100,000 |
| 2007 Route 9W, LLC | None reported | \$48,000 - \$65,000 |
| Saugerties NY Hospitality | None reported | \$18,000 - \$60,000 |
| UPAC, LLC | None reported | \$32,760 - \$36,400 |
| The Greenhouses Hotel, LLC | None reported | \$22,800 - \$50,000 |
| Henry Stout and Creative Environments, LLC | None reported | \$21,000 - \$50,000 |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | None reported | \$24,900 - \$51,300 |
| Landmark Preservation, L.P. | None reported | \$34,000 - \$42,000 |
| Marlboro Distr. RTE 9 LLC. | None reported | \$20,000 - \$60,000 |
| Ham III Realty LLC | None reported | \$27,056 - \$201,667 |
| Star Estate Development Group LLC | None reported | |
| Inness NY LLC | None reported | |
| Kingston Medical Properties LLC | None reported | |
| Ulster NH Realty LLC | None reported | \$59,307.61 |

2020 Ulster County IDA Pending Projects

| Name of Project Applicant | All projected costs | Public or Private | Projected Total UCIDA Bonds | Actual Total UCIDA Bonds | % of UCIDA Bonds to Total Project Cost | Number of FTEs Retained* | Number of FTEs Created* |
|---------------------------|---------------------|-------------------|-----------------------------|--------------------------|----------------------------------------|--------------------------|-------------------------|
| Wildberry Lodge, LLC | \$42,002,021 | Private | \$ - | \$ - | N/A | - | 145 |
| Kingstonian | \$54,885,000 | Private | \$ - | \$ - | N/A | - | 40 |

Note that the UCIDA interprets a pending project to be a project for which it has received an application but has yet to close on the project or the Project was not closed by the end of 2020

*The current UCIDA policy counts FTEs, not part-time, full-time.

An FTE = 35 hour work week for 52 weeks.

**The current UCIDA asks for average salary and benefit

*** Note that tax rates and assessments are estimates.

2020 Ulster County IDA Pending Projects

| Name of Project Applicant | Estimated Average Salary & Benefits for Jobs Retained** | Estimated Average Salary & Benefits for Jobs Created** | Projected Sales Tax Exemption | Projected Mortgage Tax Exemption | Projected PILOT Exemption*** | Assessment of Economic Impact |
|---------------------------|---------------------------------------------------------|--------------------------------------------------------|-------------------------------|----------------------------------|------------------------------|-------------------------------|
| Wildberry Lodge, LLC | N/A | \$25,000 | \$1,224,933 | \$225,000 | \$9,743,071 | Jobs/Tourism |
| Kingstonian | N/A | \$47,632 | \$1,480,000 | \$325,575 | \$28,209,145 | Jobs/Tourism |

Note that the UCIDA interprets a pending project to be a project for which it has received an application but has yet to close on the project or the Project was not closed by the end of 2020

*The current UCIDA policy counts FTEs, not part-time, full-time.

An FTE = 35 hour work week for 52 weeks.

**The current UCIDA asks for average salary and benefit

*** Note that tax rates and assessments are estimates.

2020 Ulster County IDA Expired Projects

| Name of Project Applicant | Occupant/Tenant | Type | Address | Description | Benefit to Community |
|----------------------------------|-----------------|-------|------------------------------------|-------------|----------------------|
| Mid-Hudson Valley FCU - Kingston | Self | Lease | 123 Hurley Ave, Kingston, NY 12401 | Finance | Jobs/Banking |

2020 Ulster County IDA Expired Projects

| Name of Project Applicant | Total Project Costs | Public/Private Finance | Projected Total UCIDA Bonds | Actual Total UCIDA Bonds | % of UCIDA Bonds to Total Project Cost | Amount of Bond Payments Made | Amount of Outstanding Bonds | PILOT Payments Made To Date |
|----------------------------------|---------------------|------------------------|-----------------------------|--------------------------|----------------------------------------|------------------------------|-----------------------------|-----------------------------|
| Mid-Hudson Valley FCU - Kingston | \$1,580,000 | private | N/A | N/A | N/A | N/A | N/A | Refer to Paris |

2020 Ulster County IDA Expired Projects

| Name of Project Applicant | Outstanding PILOT Payments Due To Date | Total Property Exemptions from Application | Total Sales Tax Exemptions from Application | Total Mortgage Tax Exemptions from Application |
|----------------------------------|-------------------------------------------------|--------------------------------------------------|---------------------------------------------------|------------------------------------------------------|
| Mid-Hudson Valley FCU - Kingston | \$0 | | | \$11,850 |

UCIDA Projects Trailing 5-Years as of December 31, 2020

| Project Code | Name of Project Applicant | Closing Date | PILOT Start Date Property | PILOT Start Date School | Type of Project | PILOT Schedule Info |
|--------------|---------------------------------------------------------------------|--------------|---------------------------|-------------------------|-----------------|------------------------|
| 5101-09-003 | Amthor | 07/15/09 | N/A | N/A | Bond | No PILOT |
| 5101-06-04 | Benedictine Hospital (The Kingston Hospital Project) | 11/03/06 | N/A | N/A | Bond | Not-For-Profit |
| 5101-11-02 | Central Hudson | 12/23/11 | 2014 | 2012/2013 | Lease | 10 Year Deviated PILOT |
| 5101-15-01 | Darienlake Kingston, LLC | 10/08/15 | 2016 | 2016 | Lease | Standard 10 Year PILOT |
| 5101-06-02 | Spotted Dog Ventures | 02/12/07 | 2008 | 2007/2008 | Lease | Standard 10 Year PILOT |
| 5101-07-03 | Gardiner Library | 11/14/07 | N/A | N/A | Bond | Not-For-Profit |
| 5101-13-02 | Golden Hill Acquisitions LLC (Now Ulster NH Realty) | 06/26/13 | 2014 | 2014/2015 | Lease | 25 Year Deviated PILOT |
| 5101-98-02 | 300 Grant Ave LLC (formerly Hudson River Valley LLC) | 03/31/98 | 1999 | 1999 | Lease | 30 Year Deviated PILOT |
| 5101-09-001 | JimLee | 03/16/09 | 2011 | 2010/2011 | Lease | Standard 10 Year PILOT |
| 5101-06-03 | Kingston Hospitality | 11/20/06 | 2008 | 2007/2008 | Lease | Standard 10 Year PILOT |
| 5101-07-02 | Kingston Regional Senior Living (Woodland Ponds) | 10/31/07 | 2008 | 2008 | Lease | 20 Year Deviated PILOT |
| 5101-03-02 | ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | 03/31/04 | 2004 | 2004 | Lease | 25 Year Deviated PILOT |
| 5101-98-03 | LaSalle (First Columbia) New Paltz | 05/31/05 | 1999 | 1999 | Lease | 25 Year Deviated PILOT |
| 5101-13-01 | DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | 03/19/13 | 2014 | 2014/2015 | Lease | 20 Year Deviated PILOT |
| 5101-02-02 | MHVFCU - Kingston | 12/23/02 | 2009 | 2008/2009 | Lease | Standard 10 Year PILOT |
| 5101-11-01 | MHVFCU - Port Ewen | 02/28/11 | 2012 | 2011/2012 | Lease | Standard 10 Year PILOT |
| 5101-10-002 | Partition Street | 12/31/10 | 2012 | 2011/2012 | Bond | Standard 10 Year PILOT |
| 5101-10-01 | PSH Development | 09/02/10 | 2012 | 2011/2012 | Lease | Standard 10 Year PILOT |
| 5101-01-04 | Selux 2 + 3 | 06/22/04 | 2004 | 2004/2005 | Bond | Replaces Prior PILOT |
| 5101-12-02 | Stavo | 12/20/12 | 2014 | 2014 | Lease | 15 Year Deviated PILOT |
| 5101-09-002 | Tee Bar | 07/10/09 | 2011 | 2010/2011 | Lease | Standard 10 Year PILOT |
| 5101-98-07 | Viking | 12/09/05 | 2007 | 2006/2007 | Bond | Replaces Prior PILOT |
| 5101-12-01 | Wolf-tec | 12/20/12 | 2014 | 2014 | Lease | 15 Year Deviated PILOT |
| 5101-16-01 | 2007 Route 9W, LLC | 09/01/16 | 2016 | 2016/2017 | Lease | Standard 10 Year PILOT |
| 5101-17-03 | Saugerties NY Hospitality | 11/01/17 | 2018 | 2018/2019 | Lease | Standard 15 Year PILOT |
| 5101-17-02 | UPAC, LLC | 05/01/17 | 2017 | 2017/2018 | Lease | 10 Year Deviated PILOT |
| 5101-17-04 | The Greenhouses Hotel, LLC | 12/27/17 | 2018 | 2018/2019 | Lease | Standard 15 Year PILOT |
| 5101-18-01 | Henry Stout and Creative Environments, LLC | 03/01/18 | 2019 | 2018/2019 | Lease | Standard 10 Year PILOT |
| 5101-18-03 | Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | 07/01/18 | 2020 | 2019/2020 | Lease | Standard 10 Year PILOT |
| 5101-18-04 | Landmark Preservation, L.P. | 09/01/18 | 2019 | 2019/2020 | Lease | 35 Year Deviated PILOT |
| 5101-18-02 | Marlboro Distr. RTE 9 LLC. | 06/01/18 | 2020 | 2019/2020 | Lease | Standard 10 Year PILOT |
| 5101-19-03 | Brooklyn Bottling of Milton, New York, Inc. | 12/30/19 | 2021 | 2020/2021 | Lease | Standard 10 Year PILOT |
| 5101-19-01 | Star Estate Development Group | 06/26/19 | 2021 | 2020/2021 | Lease | Standard 10 Year PILOT |
| 5101-19-02 | Inness NY LLC | 11/27/19 | 2021 | 2020/2021 | Lease | Standard 10 Year PILOT |
| 5101-03-02a | Kingston Medical Properties LLC | 08/22/19 | 2004 | 2004 | Lease | 25 Year Deviated PILOT |
| 5101-13-02a | Ulster NH Realty, LLC | 08/25/20 | 2014 | 2014/2015 | Lease | 25 Year Deviated PILOT |

UCIDA Projects Trailing 5-Years as of December 31, 2020

| Name of Project Applicant | Municipality | School District | Total Project Costs From Application | Estimated Non-Benefited Costs | Estimated Benefited Costs | Amount of Bond |
|---------------------------------------------------------------------|-------------------|-----------------|--------------------------------------|-------------------------------|---------------------------|----------------|
| Amthor | Gardiner | New Paltz CSD | \$ 1,400,000 | \$ - | \$ 1,400,000 | \$ 1,400,000 |
| Benedictine Hospital (The Kingston Hospital Project) | City of Kingston | Kingston CSD | \$ 20,000,000 | \$ - | \$ 20,000,000 | \$ 20,000,000 |
| Central Hudson | Saugerties | Saugerties CSD | \$ 11,234,094 | \$ 5,681,734 | \$ 5,552,360 | N/A |
| Darienlake Kingston, LLC | Lake Katrine | Kingston CSD | \$ 9,858,732 | \$ - | \$ 9,858,732 | N/A |
| Spotted Dog Ventures | Shandaken | Onteora CSD | \$ 5,002,000 | \$ - | \$ 5,002,000 | N/A |
| Gardiner Library | Gardiner | New Paltz CSD | \$ 900,000 | \$ - | \$ 900,000 | \$ 900,000 |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | City of Kingston | Kingston CSD | \$ 14,732,500 | \$ - | \$ 14,732,500 | N/A |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | Ulster | Kingston CSD | \$ 41,094,000 | \$ 6,801,938 | \$ 34,292,062 | \$ 41,094,000 |
| JimLee | Saugerties | Saugerties CSD | \$ 5,905,000 | \$ 4,949,000 | \$ 956,000 | N/A |
| Kingston Hospitality | Ulster | Kingston CSD | \$ 7,500,000 | \$ - | \$ 7,500,000 | N/A |
| Kingston Regional Senior Living (Woodland Ponds) | New Paltz | New Paltz CSD | \$ 117,490,000 | \$ - | \$ 117,490,000 | \$ 113,490,000 |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | City of Kingston | Kingston CSD | \$ 6,874,460 | \$ - | \$ 6,874,460 | N/A |
| LaSalle (First Columbia) New Paltz | New Paltz | New Paltz CSD | \$ 4,000,000 | \$ - | \$ 4,000,000 | N/A |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | Town of Ulster | Kingston CSD | \$ 32,843,672 | \$ - | \$ 32,843,672 | \$ - |
| MHVFCU - Kingston | City of Kingston | Kingston CSD | \$ 1,580,000 | \$ - | \$ 1,580,000 | \$ - |
| MHVFCU - Port Ewen | Esopus | Kingston CSD | \$ 2,500,000 | \$ 1,160,902 | \$ 1,339,098 | \$ - |
| Partition Street | Saugerties | Saugerties CSD | \$ 11,047,077 | \$ - | \$ 11,047,077 | \$ 8,833,000 |
| PSH Development | Saugerties | Saugerties CSD | \$ 1,200,000 | \$ 1,085,054 | \$ 114,946 | \$ - |
| Selux 2 + 3 | Lloyd | Highland CSD | \$ 3,767,267 | \$ 1,021,231 | \$ 2,746,036 | \$ 3,500,000 |
| Stavo | City of Kingston | Kingston CSD | \$ 6,680,000 | \$ 200,000 | \$ 6,480,000 | \$ - |
| Tee Bar | Plattekill | Highland CSD | \$ 2,702,401 | \$ 2,289,001 | \$ 413,400 | \$ - |
| Viking | New Paltz | New Paltz CSD | \$ 4,374,000 | \$ 574,000 | \$ 3,800,000 | \$ 3,800,000 |
| Wolf-tec | City of Kingston | Kingston CSD | \$ 6,020,000 | \$ 115,000 | \$ 5,905,000 | \$ - |
| 2007 Route 9W, LLC | Lloyd | Highland CSD | \$ 1,200,000 | \$ - | \$ 1,200,000 | \$ - |
| Saugerties NY Hospitality | Saugerties | Saugerties CSD | \$ 6,890,000 | \$ - | \$ 6,890,000 | \$ - |
| UPAC, LLC | City of Kingston | Kingston CSD | \$ 4,759,010 | \$ - | \$ 4,759,010 | \$ - |
| The Greenhouses Hotel, LLC | Wallkill | Wallkill CSD | \$ 2,641,644 | \$ - | \$ 2,641,644 | \$ - |
| Henry Stout and Creative Environments, LLC | Shandaken | Onteora CSD | \$ 300,000 | \$ - | \$ 300,000 | \$ - |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | City of Kingston | Kingston CSD | \$ 8,707,000 | \$ - | \$ 8,707,000 | \$ - |
| Landmark Preservation, L.P. | City of Kingston | Kingston CSD | \$ 35,555,157 | \$ - | \$ 35,555,157 | \$ - |
| Marlboro Distr. RTE 9 LLC. | Marlboro | Marlboro CSD | \$ 6,112,000 | \$ - | \$ 6,112,000 | \$ - |
| Brooklyn Bottling of Milton, New York, Inc. | Milton & Marlboro | Marlboro CSD | \$ 4,000,000 | \$ - | \$ 4,000,000 | \$ - |
| Star Estate Development Group | West Park | Highland CSD | \$ 1,983,000 | \$ - | \$ 1,983,000 | \$ - |
| Inness NY LLC | Accord | Rondout CSD | \$ 17,270,000 | \$ - | \$ 17,270,000 | \$ - |
| Kingston Medical Properties LLC | City of Kingston | Kingston CSD | \$ 6,874,460 | \$ - | \$ 6,874,460 | \$ - |
| Ulster NH Realty, LLC | City of Kingston | Kingston CSD | \$ 42,200,000 | \$ - | \$ 5,209,367 | \$ - |

UCIDA Projects Trailing 5-Years as of December 31, 2020

| Name of Project Applicant | Mortgage Recording Tax Benefit | Sales Tax Benefit |
|---------------------------------------------------------------------|--------------------------------|-------------------|
| Amthor | \$ 105,000 | \$ 49,784 |
| Benedictine Hospital (The Kingston Hospital Project) | \$ - | \$ - |
| Central Hudson | \$ - | \$ 582,990 |
| Darienlake Kingston, LLC | \$ 62,793 | \$ 272,000 |
| Spotted Dog Ventures | \$ 30,000 | \$ 448,634 |
| Gardiner Library | \$ - | \$ - |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | \$ 30,000 | \$ 140,000 |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | \$ 308,205 | \$ 464,456 |
| JimLee | \$ - | \$ 107,014 |
| Kingston Hospitality | \$ 47,812 | \$ 356,084 |
| Kingston Regional Senior Living (Woodland Ponds) | \$ 537,375 | \$ 2,847,722 |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | \$ 32,137 | \$ 192,768 |
| LaSalle (First Columbia) New Paltz | \$ 30,000 | \$ 28,600 |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | \$ 30,000 | \$ 378,918 |
| MHVFCU - Kingston | \$ 11,850 | \$ - |
| MHVFCU - Port Ewen | \$ - | \$ - |
| Partition Street | \$ 66,248 | \$ 479,902 |
| PSH Development | \$ 7,020 | \$ 14,572 |
| Selux 2 + 3 | \$ 20,175 | \$ - |
| Stavo | \$ 20,250 | \$ 1,393 |
| Tee Bar | \$ 12,750 | \$ 69,480 |
| Viking | \$ 16,500 | \$ - |
| Wolf-tec | \$ 15,750 | \$ 13,017 |
| 2007 Route 9W, LLC | \$ - | \$ 43,754 |
| Saugerties NY Hospitality | \$ - | \$ 47,506 |
| UPAC, LLC | \$ - | \$ 110,180 |
| The Greenhouses Hotel, LLC | \$ - | \$ 71,680 |
| Henry Stout and Creative Environments, LLC | \$ - | \$ 96,000 |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | \$ 47,716 | \$ 184,000 |
| Landmark Preservation, L.P. | \$ - | \$ - |
| Marlboro Distr. RTE 9 LLC. | \$ - | \$ 169,600 |
| Brooklyn Bottling of Milton, New York, Inc. | \$ - | \$ 96,000 |
| Star Estate Development Group | \$ 11,700 | \$ 147,952 |
| Inness NY LLC | \$ 99,015 | \$ 422,000 |
| Kingston Medical Properties LLC | \$ - | \$ - |
| Ulster NH Realty, LLC | \$ - | \$ - |

UCIDA Projects Trailing 5-Years as of December 31, 2020

| Name of Project Applicant | 2016 Exemptions | 2016 PILOTS | 2017 Exemptions | 2017 PILOTS | 2018 Exemptions | 2018 PILOTS |
|---------------------------------------------------------------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|
| Amthor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Benedictine Hospital (The Kingston Hospital Project) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Central Hudson | \$ 273,012 | \$ 305,347 | \$ (39,663) | \$ 311,454 | \$ 94,134 | \$ 322,396 |
| Darienlake Kingston, LLC | \$ - | \$ - | \$ - | \$ - | \$ 405,384 | \$ 31,375 |
| Spotted Dog Ventures | \$ 180,565 | \$ 106,698 | \$ 75,240 | \$ 108,678 | \$ - | \$ - |
| Gardiner Library | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | \$ 665,898 | \$ 127,999 | \$ 278,182 | \$ 147,327 | \$ 441,213 | \$ 151,223 |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | \$ 1,119,378 | \$ 579,723 | \$ 579,010 | \$ 578,494 | \$ 1,190,175 | \$ 576,386 |
| JimLee | \$ 64,819 | \$ 37,766 | \$ 26,932 | \$ 37,597 | \$ 63,980 | \$ 37,277 |
| Kingston Hospitality | \$ 242,561 | \$ 141,590 | \$ 106,525 | \$ 144,122 | \$ - | \$ - |
| Kingston Regional Senior Living (Woodland Ponds) | \$ 1,275,259 | \$ 665,000 | \$ 681,248 | \$ 615,000 | \$ 658,668 | \$ 665,000 |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | \$ 110,774 | \$ 53,157 | \$ 65,814 | \$ 45,641 | \$ 121,286 | \$ 49,666 |
| LaSalle (First Columbia) New Paltz | \$ 156,844 | \$ 9,868 | \$ 149,720 | \$ 10,469 | \$ 161,519 | \$ 10,772 |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | \$ 1,188,131 | \$ 225,709 | \$ 996,948 | \$ 231,220 | \$ 1,778,272 | \$ 186,754 |
| MHVFCU - Kingston | \$ 69,106 | \$ 44,208 | \$ 25,039 | \$ 44,491 | \$ 72,101 | \$ 18,391 |
| MHVFCU - Port Ewen | \$ 35,393 | \$ 13,919 | \$ 15,297 | \$ 22,184 | \$ 37,235 | \$ 22,064 |
| Partition Street | \$ 150,002 | \$ 49,866 | \$ 99,719 | \$ 49,658 | \$ 136,519 | \$ 82,950 |
| PSH Development | \$ 45,527 | \$ 19,092 | \$ 17,544 | \$ 27,778 | \$ 38,259 | \$ 27,542 |
| Selux 2 + 3 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Stavo | \$ 86,560 | \$ 67,400 | \$ 19,717 | \$ 67,400 | \$ 99,361 | \$ 67,400 |
| Tee Bar | \$ 18,476 | \$ 9,238 | \$ 9,262 | \$ 9,262 | \$ 19,300 | \$ 9,650 |
| Viking | \$ 105,690 | \$ 88,355 | \$ - | \$ 30,078 | \$ - | \$ - |
| Wolf-tec | \$ 144,505 | \$ 79,500 | \$ 62,064 | \$ 79,500 | \$ 161,463 | \$ 79,500 |
| 2007 Route 9W, LLC | \$ - | \$ - | \$ 43,754 | \$ - | \$ 34,565 | \$ 6,789 |
| Saugerties NY Hospitality | \$ - | \$ - | \$ 47,506 | \$ - | \$ 19,148 | \$ 8,955 |
| UPAC, LLC | \$ - | \$ - | \$ 110,180 | \$ - | \$ - | \$ - |
| The Greenhouses Hotel, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,106 |
| Henry Stout and Creative Environments, LLC | \$ - | \$ - | \$ - | \$ - | \$ 86,045 | \$ 27,447 |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | \$ - | \$ - | \$ - | \$ - | \$ 62,144 | \$ - |
| Landmark Preservation, L.P. | \$ - | \$ - | \$ - | \$ - | \$ 172,000 | \$ - |
| Marlboro Distr. RTE 9 LLC. | \$ - | \$ - | \$ - | \$ - | \$ 92,799 | \$ - |
| Brooklyn Bottling of Milton, New York, Inc. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Star Estate Development Group | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Inness NY LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Kingston Medical Properties LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Ulster NH Realty, LLC | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

UCIDA Projects Trailing 5-Years as of December 31, 2020

| Name of Project Applicant | 2019 Exemptions | 2019 PILOTS | 2020 Exemptions | 2020 PILOTS | Exemptions 2016-2020 | PILOTS Payments 2016-2020 |
|---------------------------------------------------------------------|-----------------|-------------|-----------------|-------------|----------------------|---------------------------|
| Amthor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Benedictine Hospital (The Kingston Hospital Project) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Central Hudson | \$ 265,762 | \$ 328,276 | \$ 267,316 | \$ 334,841 | \$ 860,561 | \$ 1,901,673 |
| Darienlake Kingston, LLC | \$ 412,628 | \$ 101,918 | \$ 415,443 | \$ 127,983 | \$ 1,233,455 | \$ 261,276 |
| Spotted Dog Ventures | \$ - | \$ - | \$ - | \$ - | \$ 255,805 | \$ 321,083 |
| Gardiner Library | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | \$ 494,962 | \$ 154,648 | \$ 181,337 | \$ 59,779 | \$ 2,061,592 | \$ 640,976 |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | \$ 1,229,366 | \$ 920,683 | \$ 1,237,744 | \$ 918,256 | \$ 5,355,673 | \$ 4,150,737 |
| JimLee | \$ 63,097 | \$ 36,763 | \$ 21,425 | \$ 12,483 | \$ 240,253 | \$ 185,858 |
| Kingston Hospitality | \$ - | \$ - | \$ - | \$ - | \$ 349,086 | \$ 422,530 |
| Kingston Regional Senior Living (Woodland Ponds) | \$ 1,392,165 | \$ 715,000 | \$ 1,412,876 | \$ 765,000 | \$ 5,420,215 | \$ 3,839,999 |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | | | | | \$ 297,874 | \$ 200,230 |
| LaSalle (First Columbia) New Paltz | \$ 185,953 | \$ 11,369 | \$ 188,720 | \$ 12,151 | \$ 842,756 | \$ 63,892 |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | \$ 1,837,474 | \$ 192,833 | \$ 1,849,393 | \$ 196,479 | \$ 7,650,218 | \$ 1,320,124 |
| MHVFCU - Kingston | \$ - | \$ - | \$ - | \$ - | \$ 166,246 | \$ 150,141 |
| MHVFCU - Port Ewen | \$ 37,107 | \$ 22,001 | \$ 36,463 | \$ 21,643 | \$ 161,496 | \$ 115,971 |
| Partition Street | \$ 144,974 | \$ 81,649 | \$ 145,222 | \$ 81,788 | \$ 676,436 | \$ 362,219 |
| PSH Development | \$ 44,317 | \$ 27,162 | \$ 44,576 | \$ 27,321 | \$ 190,223 | \$ 147,744 |
| Selux 2 + 3 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Stavo | \$ 101,333 | \$ 67,400 | \$ 101,388 | \$ 67,400 | \$ 408,359 | \$ 404,400 |
| Tee Bar | \$ 19,481 | \$ 9,740 | \$ 4,755 | \$ 2,378 | \$ 71,274 | \$ 44,797 |
| Viking | \$ - | \$ - | \$ - | \$ - | \$ 105,690 | \$ 204,738 |
| Wolf-tec | \$ 164,635 | \$ 79,500 | \$ 164,725 | \$ 79,500 | \$ 697,392 | \$ 477,000 |
| 2007 Route 9W, LLC | \$ 35,867 | \$ 6,691 | \$ 36,209 | \$ 12,101 | \$ 150,395 | \$ 25,580 |
| Saugerties NY Hospitality | \$ 208,592 | \$ 13,612 | \$ 128,658 | \$ 13,623 | \$ 403,904 | \$ 36,189 |
| UPAC, LLC | \$ 169,972 | \$ - | \$ 170,061 | \$ - | \$ 450,213 | \$ - |
| The Greenhouses Hotel, LLC | \$ 52,243 | \$ 4,162 | \$ 65,190 | \$ - | \$ 117,433 | \$ 7,268 |
| Henry Stout and Creative Environments, LLC | \$ 64,078 | \$ 27,629 | \$ 57,178 | \$ 28,233 | \$ 207,301 | \$ 83,309 |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | \$ 160,342 | \$ 55,415 | \$ 207,571 | \$ 91,813 | \$ 430,057 | \$ 147,228 |
| Landmark Preservation, L.P. | \$ 40,000 | \$ - | \$ 726,671 | \$ 368,500 | \$ 938,671 | \$ 368,500 |
| Marlboro Distr. RTE 9 LLC. | \$ 122,923 | \$ - | \$ 111,813 | \$ 64,563 | \$ 327,536 | \$ 64,563 |
| Brooklyn Bottling of Milton, New York, Inc. | \$ - | \$ - | \$ 89,572 | \$ - | \$ 89,572 | \$ - |
| Star Estate Development Group | \$ - | \$ - | \$ 66,856 | \$ - | \$ 66,856 | \$ - |
| Inness NY LLC | \$ - | \$ - | \$ 223,436 | \$ 23,345 | \$ 223,436 | \$ 23,345 |
| Kingston Medical Properties LLC | \$ 78,261 | \$ 32,048 | \$ 129,665 | \$ 53,098 | \$ 207,926 | \$ 85,146 |
| Ulster NH Realty, LLC | \$ - | \$ - | \$ 313,884 | \$ - | \$ 313,884 | \$ - |

UCIDA Projects Trailing 5-Years as of December 31, 2020

| Name of Project Applicant | Tax Savings to Company | # of Jobs on Application | Current # of Jobs | Current FTEs as % of Application FTEs |
|---------------------------------------------------------------------|------------------------|--------------------------|-------------------|---------------------------------------|
| Amthor | \$154,784 | 39 | - | 0% |
| Benedictine Hospital (The Kingston Hospital Project) | \$0 | 726 | 532 | 73% |
| Central Hudson | -\$458,122 | 6 | - | 0% |
| Darienlake Kingston, LLC | \$1,306,972 | 27 | 20 | 74% |
| Spotted Dog Ventures | \$413,356 | 86 | - | 0% |
| Gardiner Library | \$0 | 5 | 3 | 60% |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | \$1,590,616 | 290 | 330 | 114% |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | \$1,977,597 | 383 | 460 | 120% |
| JimLee | \$161,409 | 69 | 68 | 99% |
| Kingston Hospitality | \$330,452 | 30 | 25 | 83% |
| Kingston Regional Senior Living (Woodland Ponds) | | 126 | 199 | 158% |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | \$322,549 | 51 | - | 0% |
| LaSalle (First Columbia) New Paltz | \$837,464 | 74 | 147 | 199% |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | \$6,739,012 | 142 | 129 | 91% |
| MHVFCU - Kingston | \$27,955 | 7 | - | 0% |
| MHVFCU - Port Ewen | \$45,525 | 7 | 9 | 129% |
| Partition Street | \$860,367 | 40 | 64 | 160% |
| PSH Development | \$64,071 | 11 | 13 | 118% |
| Selux 2 + 3 | \$20,175 | 158 | 186 | 118% |
| Stavo | \$25,602 | 59 | 66 | 112% |
| Tee Bar | \$108,707 | 249 | 232 | 93% |
| Viking | -\$82,548 | 72 | 75 | 104% |
| Wolf-tec | \$249,159 | 105 | 102 | 97% |
| 2007 Route 9W, LLC | \$168,568 | 26 | 32 | 123% |
| Saugerties NY Hospitality | \$415,221 | 11 | 13 | 118% |
| UPAC, LLC | \$560,393 | 16 | 24 | 150% |
| The Greenhouses Hotel, LLC | \$181,845 | 17 | 8 | 47% |
| Henry Stout and Creative Environments, LLC | \$219,992 | 47 | 49 | 104% |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | \$514,545 | 50 | 17 | 34% |
| Landmark Preservation, L.P. | \$570,171 | 8 | 13 | 173% |
| Marlboro Distr. RTE 9 LLC. | \$432,573 | 13 | 7 | 54% |
| Brooklyn Bottling of Milton, New York, Inc. | \$185,572 | 135 | 131 | 97% |
| Star Estate Development Group | \$226,508 | 2 | - | 0% |
| Inness NY LLC | \$721,106 | 2 | 2 | 114% |
| Kingston Medical Properties LLC | \$122,780 | 51 | 65 | 127% |
| Ulster NH Realty, LLC | \$313,884 | 348 | 327 | 94% |

UCIDA Projects Trailing 5-Years as of December 31, 2020

| Name of Project Applicant | 2020 Notes |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amthor | Project did not respond with employment information as requested. |
| Benedictine Hospital (The Kingston Hospital Project) | |
| Central Hudson | Project did not report specific employment numbers associated with this project. |
| Darienlake Kingston, LLC | |
| Spotted Dog Ventures | PILOT ended in 2017; the project did not respond with employment information as requested. |
| Gardiner Library | Project reported 8 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 3. |
| Golden Hill Acquisitions LLC (Now Ulster NH Realty) | Project reported 517 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 330. |
| 300 Grant Ave LLC (formerly Hudson River Valley LLC) | Bond paid off early, deviated PILOT still active. Project reported 566 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 330. |
| JimLee | |
| Kingston Hospitality | Project reported 29 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 25. |
| Kingston Regional Senior Living (Woodland Ponds) | |
| ARHC BCKNGNY01, LLC (formerly LaSalle (First Columbia) Benedictine) | The project sold to Kingston Medical Properties, LLC in 2019; refer to KMP for employment figures. |
| LaSalle (First Columbia) New Paltz | Project reported 165 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 147. |
| DOC-1561 Ulster Avenue MOB, LLC (formerly MHMG-KM Kingston, LLC) | Project reported 134 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 129. |
| MHVFCU - Kingston | PILOT ended in 2018; the project did not respond with employment information as requested. |
| MHVFCU - Port Ewen | |
| Partition Street | Project reported 56 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 64. |
| PSH Development | No supporting documents sent for verification of payroll information reported. |
| Selux 2 + 3 | |
| Stavo | |
| Tee Bar | Project reported 209 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 232. |
| Viking | Project reported 74 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 75. |
| Wolf-tec | No supporting documents sent for verification of payroll information reported. |
| 2007 Route 9W, LLC | Project reported 27 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 32. |
| Saugerties NY Hospitality | Project reported 21 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 13. |
| UPAC, LLC | |
| The Greenhouses Hotel, LLC | |
| Henry Stout and Creative Environments, LLC | |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | Project reported 23 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 17. |
| Landmark Preservation, L.P. | |
| Marlboro Distr. RTE 9 LLC. | Project reported 9 FTEs, but based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 7. |
| Brooklyn Bottling of Milton, New York, Inc. | |
| Star Estate Development Group | |
| Inness NY LLC | |
| Kingston Medical Properties LLC | No supporting documents sent for verification of payroll information reported. |
| Ulster NH Realty, LLC | |

2020 Ulster County IDA Bonds

| Project Name | CUSIP | Balance: December 31, 2019 | Issued in 2020 | Principal Paid in 2020 | Interest Paid in 2020 | Balance: December 31, 2020 |
|---------------------------------|-----------|-------------------------------|----------------|------------------------|-----------------------|-------------------------------|
| Amthor | | 800,270 | - | 65,112 | 25,615 | 735,158 |
| Amthor Total | | 800,270 | - | 65,112 | 25,615 | 735,158 |
| Benedictine - Mary's Ave Campus | 903769CA3 | - | - | - | - | - |
| Benedictine - Mary's Ave Campus | 903769BY2 | 1,100,000 | - | 535,000 | 67,650 | 565,000 |
| Benedictine Total | | 1,100,000 | - | 535,000 | 67,650 | 565,000 |
| Gardiner Library | | 353,485 | - | 44,284 | 17,784 | 309,201 |
| Gardiner Library Total | | 353,485 | - | 44,284 | 17,784 | 309,201 |
| Partition Street | | 6,280,187 | - | 437,752 | 288,118 | 5,842,435 |
| Partition Street Total | | 6,280,187 | - | 437,752 | 288,118 | 5,842,435 |
| Selux | 903772AV3 | 185,000 | - | 85,000 | 3,887 | 100,000 |
| Selux | 903772AT8 | 205,000 | - | 35,000 | 4,094 | 170,000 |
| Selux Total | | 390,000 | - | 120,000 | 7,981 | 270,000 |
| Viking Industries | | 639,000 | - | 165,000 | 31,932 | 474,000 |
| Viking Industries Total | | 639,000 | - | 165,000 | 31,932 | 474,000 |
| Grand Total | | 9,209,457 | - | 1,322,864 | 421,296 | 8,195,795 |

UCIDA Projects Trailing 5-Years as of December 31, 2020

Original Amount of Bonds

\$193,017,000

Outstanding Bonds

\$8,195,795

ULSTER COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of Ulster County, New York)

AUDITED FINANCIAL STATEMENTS

For the years ended December 31, 2020 and 2019

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Ulster County Industrial Development Agency

Report on the Financial Statements

We have audited the accompanying financial statements of the Ulster County Industrial Development Agency (a component unit of Ulster County, New York), (the "Agency") as of and for the years ended December 31, 2020 and 2019, and the related notes to the financial statements, which collectively comprise Ulster County Industrial Development Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Ulster County Industrial Development Agency's 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 from 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 audits. We conducted our audits 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 from material misstatement.

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 have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Ulster County Industrial Development Agency as of December 31, 2020 and 2019, and the changes in financial position and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis 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. 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 audits 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.

Other Information

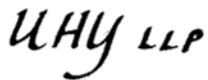
Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise Ulster County Industrial Development Agency's basic financial statements. The Schedule of Revenues and Expenditures – Budget and Actual, Schedule of Conduit Debt Obligations, Schedule of Projects and Exemptions and the Schedule of PILOTS are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Schedule of Revenues and Expenditures – Budget and Actual, Schedule of Conduit Debt Obligations, Schedule of Projects and Exemptions and the Schedule of PILOTS are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Revenues and Expenditures – Budget and Actual, Schedule of Conduit Debt Obligations, Schedule of Projects and Exemptions and the Schedule of PILOTS are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Schedule of Full Time Equivalent Jobs has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2021 on our consideration of Ulster County 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 solely 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 the effectiveness of 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 Ulster County Industrial Development Agency's internal control over financial reporting and compliance.

The logo for UHY LLP, featuring the letters 'UHY' in a large, stylized, handwritten font, with 'LLP' in a smaller, simpler font to the right.

Kingston, New York
May 27, 2021

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

MANAGEMENT DISCUSSION AND ANALYSIS

December 31, 2020 and 2019

Introduction

Our discussion and analysis of Ulster County Industrial Development Agency's (the Agency) financial performance provides an overview of the Agency's financial activities for the fiscal year ended December 31, 2020. Please read it in conjunction with the Agency's financial statements that follow this discussion and analysis. Ulster County Industrial Development Agency is a New York State public authority and industrial development agency operating in the County of Ulster, New York. This summary discussion and analysis includes only the financial and general business of the Agency.

Financial Highlights

The Agency's net position decreased by \$142,510 (or 15.8%) as a result of operations in 2020.

In 2020, revenues decreased \$112,055 compared to 2019, or (34)%.

In 2019, revenues decreased \$192,967 compared to 2018, or (37)%.

In 2020, expenses increased \$186,499 compared to 2019, or 105%.

In 2019, expenses increased \$5,694 compared to 2018, or 3%.

Agency Highlights

For the year ended December 31, 2020, the Agency authorized the modification of incentives for one (1) reassignment of benefits of an existing project for new ownership. The project is paying nearly double the amount of tax to all jurisdictions, expected to retain fifty (50) more jobs than the original owners had committed to, and maintain the same Medicare ratings and hours of certain nursing professionals. All of these changes will help to contribute to Ulster County's economic diversity and vitality. The Agency collected \$150,000 in project fees and \$66,568 in other various administrative fees.

For the year ended December 31, 2019, the Agency authorized incentives for two (2) new projects and one (1) assumption through sale of building with the retention of the existing employees from the old project by the new project operator with a requirement for the same job threshold. The new development projects benefited applicants in the distillery and event venue, bottling, and hotel/resort/golf course sectors. Each project is expected to retain and create new job opportunities and contribute to Ulster County's economic diversity and vitality. The Agency collected \$239,530 in administrative fees. The benefit from the new projects to the Mid-Hudson Economic Development Region include the addition of 20 additional full-time equivalent ("FTE") employees added to an existing staff roster of 135 FTE employees at a local bottling plant and warehouse facility and the addition of 10.25 new FTE employees added to an existing staff roster of 1.75 FTE employees in the resort/venue sectors in the Ulster County region.

Using This Annual Report

This Annual Report consists primarily of the Statements of Net Position, Statements of Revenues, Expenses, and Changes of Net Position and the Statements of Cash Flows, which provide information about the activities of the Agency only.

These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. The statements report the Agency's net position and changes in net position. One way to measure the Agency's financial position is to look at the net position - the difference between assets and liabilities.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

December 31, 2020 and 2019

Condensed Comparative Financial Statements and Analysis

The Agency's net position at the end of the 2020 was \$760,525, a decrease of \$142,510 from \$903,035 at December 31, 2019. The Agency's net position at the end of the 2019 was \$903,035, an increase of \$156,044 from \$746,991 at December 31, 2018.

Our analysis below focuses on net position (Table 1) and the changes in net position (Table 2).

Table 1 – Net Assets

| | <u>2020</u> | <u>2019</u> | <u>2018</u> |
|-----------------------------|-------------------|-------------------|-------------------|
| Current Assets | <u>\$ 776,496</u> | <u>\$ 940,787</u> | <u>\$ 759,626</u> |
| Current Liabilities | <u>\$ 15,971</u> | <u>\$ 37,752</u> | <u>\$ 12,635</u> |
| Net Position - Unrestricted | <u>\$ 760,525</u> | <u>\$ 903,035</u> | <u>\$ 746,991</u> |

Current Assets:

Cash and cash equivalents totals at the end of 2020 were \$497,066 versus \$679,202 at the end of 2019. The decrease is a direct result of issuance of personal protective equipment grants in 2020. Cash and cash equivalents totals at the end of 2019 were \$679,202 versus \$737,612 at the end of 2018. The decrease in cash and cash equivalents was a direct result of allocating money to time deposits in 2019.

The Agency purchased certificates of deposit to obtain a better interest rate return given the increase in assets over the past few years.

Current Liabilities:

Outstanding payables were for services performed in the current fiscal year and paid for in the subsequent fiscal year.

During the year ended December 31, 2019, the Agency began collecting an additional fee held in escrow for labor audits. As those labor audit fees are incurred, the IDA recognizes revenue and expense. Any remaining escrow money not spent at the end of the project is returned to the project owner.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

December 31, 2020 and 2019

Condensed Comparative Financial Statements and Analysis (Continued)

Table 2 – Changes in Net Assets

| | <u>2020</u> | <u>2019</u> | <u>2018</u> |
|-------------------------|---------------------|-------------------|-------------------|
| Revenues: | | | |
| Project fees | \$ 187,250 | \$ 239,530 | \$ 519,249 |
| Project admin fees | 14,268 | 4,848 | - |
| Application fees | 2,000 | 1,000 | 3,500 |
| Interest income | 4,970 | 8,215 | 3,811 |
| Other income | 13,050 | 80,000 | - |
| Total revenues | <u>221,538</u> | <u>333,593</u> | <u>526,560</u> |
| Expenses: | | | |
| Operating expenses | <u>364,048</u> | <u>177,549</u> | <u>171,855</u> |
| Total expenses | <u>364,048</u> | <u>177,549</u> | <u>171,855</u> |
| Changes in Net Position | <u>\$ (142,510)</u> | <u>\$ 156,044</u> | <u>\$ 354,705</u> |

The Agency's revenues in 2020 were \$221,538 versus \$333,593 in 2019. Other income in 2019 includes recovery of legal fees from prior costs incurred in litigation from an applicant that was denied project benefits. Expenses in 2020 were \$364,048 versus \$177,549 in 2019. The revenue decrease in 2020 over 2019 was caused by a significant decrease in Project closing fees. The expenses increased in 2020 predominantly due to Administrative staff fees and grant expense from 2020 over 2019. The Agency's revenues in 2019 were \$333,593 versus \$526,560 in 2018. Expenses in 2019 were \$177,549 versus \$171,855 in 2018. The revenue decreases in 2019 over 2018 was caused by significant decrease in Project closing fees. The expenses increased in 2019 predominantly due to an increase in Administrative staff fees from 2019 over 2018.

Capital Assets and Long-Term Debt

There were no capital asset additions in 2020 or 2019 and the Agency did not take on any long-term debt in 2020 or 2019.

Budget

In October 2019, the Agency adopted and amended the 2020 budget projecting revenues to be \$222,450 and expenses to be \$431,200. Actual 2020 revenues totaled \$221,538 and actual 2020 expenses totaled \$364,048. Much of the decrease in actual expenses over budget was the result of less than expected number of grants closing in 2020.

Contacting UCIDA Financial Administrator

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the Agency's finances and to show the Agency's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Ulster County Industrial Development Agency, P.O. Box 4265, Kingston, New York 12402-4265.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

STATEMENTS OF NET POSITION

December 31, 2020 and 2019

| | <u>2020</u> | <u>2019</u> |
|-------------------------------------|-------------------|-------------------|
| ASSETS | | |
| CURRENT ASSETS | | |
| Cash and cash equivalents | \$ 497,066 | \$ 679,202 |
| Certificates of deposit | 200,524 | 253,175 |
| Accounts receivable | 78,806 | 3,609 |
| Due from UCCRC | 100 | 4,576 |
| Prepaid expenses | - | 225 |
| Total assets | <u>\$ 776,496</u> | <u>\$ 940,787</u> |
| LIABILITIES AND NET POSITION | | |
| CURRENT LIABILITIES | | |
| Accounts payable | \$ 11,531 | \$ 23,077 |
| Escrow payable | 4,440 | 14,675 |
| Total liabilities | <u>15,971</u> | <u>37,752</u> |
| NET POSITION | | |
| Unrestricted | <u>760,525</u> | <u>903,035</u> |
| Total liabilities and net position | <u>\$ 776,496</u> | <u>\$ 940,787</u> |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the Years Ended December 31, 2020 and 2019

| | <u>2020</u> | <u>2019</u> |
|----------------------------------------|-------------------|-------------------|
| OPERATING REVENUES | | |
| Administrative fees | \$ 37,250 | \$ - |
| Application fees | 2,000 | 1,000 |
| Miscellaneous and late fees | 13,050 | - |
| Project fees | 150,000 | 239,530 |
| Project pass-thru fees | 14,268 | 4,848 |
| Recovery of legal fees | - | 80,000 |
| Total operating revenues | <u>216,568</u> | <u>325,378</u> |
| OPERATING EXPENSES | | |
| Administrative | 134,623 | 54,176 |
| Contracts for services | 2,326 | 4,770 |
| Grant Expense | 159,043 | - |
| Insurance | 3,063 | 2,298 |
| Membership dues | 850 | 858 |
| Miscellaneous | 655 | 337 |
| Project pass-thru expenses | 14,168 | 5,513 |
| Professional | 47,821 | 103,766 |
| Website | 1,499 | 5,831 |
| Total operating expenses | <u>364,048</u> | <u>177,549</u> |
| Operating (loss) income | <u>(147,480)</u> | <u>147,829</u> |
| OTHER REVENUES | | |
| Interest income | 4,970 | 8,215 |
| Total other revenues | <u>4,970</u> | <u>8,215</u> |
| CHANGE IN NET POSITION | (142,510) | 156,044 |
| NET POSITION, Beginning of year | <u>903,035</u> | <u>746,991</u> |
| NET POSITION, End of year | <u>\$ 760,525</u> | <u>\$ 903,035</u> |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

STATEMENTS OF CASH FLOWS

For the Years Ended December 31, 2020 and 2019

| | 2020 | 2019 |
|----------------------------------------------------------------------------------------|---------------------|-------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Project fees | \$ 93,547 | \$ 272,882 |
| Application fees | 2,000 | 1,000 |
| Administrative fees | 37,250 | - |
| Recovery of legal fees | - | 80,000 |
| Other fees | 13,050 | - |
| Payments for vendors | (59,157) | (109,932) |
| Payments for grants given | (159,043) | - |
| Payments for administrative expenses | (167,404) | (57,400) |
| Net cash (used for) provided by operating activities | <u>(239,757)</u> | <u>186,550</u> |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Interest received | 4,970 | 8,215 |
| Purchase of investments | (200,524) | (253,175) |
| Redemption of investments | 253,175 | - |
| Net cash provided by (used for) investing activities | <u>57,621</u> | <u>(244,960)</u> |
| NET DECREASE IN CASH AND CASH EQUIVALENTS | (182,136) | (58,410) |
| CASH AND CASH EQUIVALENTS, Beginning of year | 679,202 | 737,612 |
| CASH AND CASH EQUIVALENTS, End of year | <u>\$ 497,066</u> | <u>\$ 679,202</u> |
| RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES | | |
| Operating income | \$ (147,480) | \$ 147,829 |
| Changes in operating assets and liabilities | | |
| (Increase) decrease in accounts receivable | (75,197) | 18,405 |
| Decrease (increase) in due from UCCRC | 4,476 | (4,576) |
| Decrease in due to Ulster County | - | (12,500) |
| Decrease (increase) in prepaid expenses | 225 | (225) |
| (Decrease) increase in accounts payable | (11,546) | 22,942 |
| (Decrease) increase in escrow payable | (10,235) | 14,675 |
| Net cash (used for) provided by operating activities | <u>\$ (239,757)</u> | <u>\$ 186,550</u> |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020 and 2019

NOTE 1 — NATURE OF ORGANIZATION

The Ulster County Industrial Development Agency, a component unit of Ulster County, New York, (the "Agency"), a public benefit corporation, was established by New York State legislation and commenced operations in 1978.

The Agency's present function is to advance the job opportunities, general prosperity and long-term economic vitality of Ulster County residents by targeting tax incentives, bonding and other assistance to foster creation and attraction of new business and the retention and expansion of existing business.

The Agency also has the power to acquire, construct, reconstruct, lease, sell, improve, maintain, equip, or furnish certain properties and facilities.

The members of the Agency are appointed by the County of Ulster's legislature. Agency members have complete responsibility for management of the Agency and accountability for fiscal matters.

The Agency is exempt from federal, state and local income taxes.

Payment in lieu of taxes (PILOT):

The Agency enters into and administers PILOT agreements for various companies in the surrounding area. The PILOT agreements are entered into between the Agency and a third-party business. Title to Property owned by the third-party business is transferred to the Agency for a period of time. During the term of the agreement (when the Agency holds the title to the property), the third-party business pays the Agency an annual PILOT amount based on a calculation derived by a formula in the agreement. The calculation is performed by the Agency and sent to the municipalities. The PILOTS allow the participants to make payments at a lower rate than if the company paid the property's assessed value at the current tax rates for county, town and school taxes. Certain requirements are to be met by the company to be able to maintain their PILOT. These requirements, stated in the PILOT agreement, can be comprised of reaching and maintaining certain employment goals and paying their PILOT in a timely fashion. This promotes employment and economic development. The Agency will in turn pay the respective tax authorities. At the completion of the PILOT program, title to the property is transferred back to the third-party business owner and the property goes back on the respective tax rolls.

The Agency generates fees from PILOT agreements called "Administrative and Application Fees." The Agency also administers bonds for several projects and receives an administrative fee upon issuance of the bond.

NOTE 2 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements of the Agency have been prepared on the accrual basis of accounting and reflect all significant receivables, payables, and other liabilities. Revenues are recorded when earned and expenses are recorded when incurred. In accordance with accounting principles generally accepted in the United States of America, the Agency applies all applicable Governmental Accounting Standards Board (GASB) pronouncements including GASB Statement No. 62, "Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements". The government-wide financial statements include the Agency's only fund (single enterprise fund).

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020 and 2019

NOTE 2 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources

GASB Statement No. 63, "Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position", and GASB Statement No. 65, "Items Previously Reported as Assets and Liabilities", defined and classified deferred outflows of resources and deferred inflows of resources. A deferred outflow of resources is a consumption of net assets that applies to future period(s), and as such, will not be recognized as an outflow of resources (expense/expenditure) until that time. A deferred inflow of resources is an acquisition of net assets that applies to future period(s), and as such, will not be recognized as an inflow of resources (revenue) until that time.

Statement 63 changed how governments organize their statements of financial position (such as the current government-wide statement of net assets and the governmental funds balance sheet).

As a result of Statement 63, financial statements will include deferred outflows of resources and deferred inflows of resources ("deferrals"), in addition to assets and liabilities, and will report net position instead of net assets.

Budgetary Data

The budget policies are as follows:

By October of each year, the Chief Financial Officer submits a tentative budget to the Finance Committee and, the Finance Committee recommends the budget to the Board of Directors for final approval for the next fiscal year which begins the following January 1. The tentative budget includes proposed expenditures and the proposed means of financing.

Use of Estimates

The preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and cash equivalents

For purposes of reporting cash flows, the Agency considers cash in operating bank accounts, demand deposits, cash on hand, and highly liquid debt instruments purchased with a maturity of three months or less as cash and cash equivalents.

Certificates of Deposit

The Corporation records certificate of deposits at amortized cost.

Revenue Recognition

The Agency recognizes revenue annually in the period services are performed. Revenue is recognized for administrative services performed related to bond issuances in the period the services are performed generally when the related bond issuances are finalized.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020 and 2019

NOTE 2 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition (Continued)

PILOT receipts and PILOT payments related to the property not owned by the Agency to the respective taxing authorities are accounted for as pass through transactions and are not included in the revenues or expenses of the Agency. The Agency has the responsibility for administering the program, but the jurisdictions ultimately bear the risk of loss if PILOT payments are not paid by the respective companies. Participants in the PILOT program are instructed to pay the taxing authorities directly.

Net position

Net position is an element of proprietary fund financial statements and is measured by the difference between (a) assets and deferred outflows of resources and (b) liabilities and deferred inflow of resources.

Project pass-thru fees and expenses

The Agency incurs costs as part of its project oversight due diligence. Project owners provide the Agency with advanced funds that remain in escrow. The funds are recognized as project pass-thru fees and expenses on the Statement of Revenues, Expenses and Changes in Net Position as the costs are incurred.

Risks and Uncertainties

In December 2019, a novel strain of coronavirus disease ("COVID-19") was first reported in Wuhan, China. Less than four months later, on March 11, 2020, the World Health Organization declared COVID-19 a pandemic.

The extent of COVID-19's effect on the Organization's operational and financial performance will depend on future developments, including the duration, spread and intensity of the pandemic, all of which are uncertain and difficult considering the rapidly evolving landscape. As a result, it is not currently possible to ascertain the overall impact of COVID-19 on the Organization's finances. However, if the pandemic continues to evolve into a severe worldwide health crisis, the disease could have a material adverse effect on the Organization's activities, results of operations, financial condition and cash flow.

Subsequent Events

Subsequent events have been evaluated through May 27, 2021, which is the date the financial statements were available to be issued.

NOTE 3 — CONCENTRATIONS

Credit Risk

The Agency's investment policies are governed by New York State statutes. The Agency's funds must be deposited in FDIC insured commercial banks or trust companies located within New York State. The Agency is authorized to use demand accounts and certificates of deposit.

Collateral is required for demand deposits and certificates of deposit for 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 New York State and its municipalities and school districts. The certificates of deposit shown above are covered by pledged collateral.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020 and 2019

NOTE 3 — CONCENTRATIONS (Continued)

As of December 31, 2020 and 2019, cash and cash equivalents were covered by federal depository insurance up to \$250,000. The following is a summary of cash and cash equivalents as included in the statements of net position at December 31, 2020 and 2019:

| | 2020 | | 2019 | |
|----------------------------------------------|-------------------|---------------------|-------------------|---------------------|
| | Book Balance | Bank Balance | Book Balance | Bank Balance |
| Checking and Savings Accounts | \$ 497,066 | \$ 521,879 | \$ 679,202 | \$ 724,465 |
| Certificates of deposit: | 200,524 | 200,635 | 253,175 | 253,175 |
| Total | <u>\$ 697,590</u> | <u>\$ 722,514</u> | <u>\$ 932,377</u> | <u>\$ 977,640</u> |
| FDIC Coverage | | \$ 450,635 | | \$ 250,000 |
| Pledged Collateral | | 596,564 | | 920,748 |
| In Excess | | <u>\$ (324,685)</u> | | <u>\$ (193,108)</u> |
| | | | 2020 | 2019 |
| Greene County Bank CD (1.85% due 05/10/2020) | | | \$ - | \$ 126,525 |
| Greene County Bank CD (2% due 08/10/2020) | | | - | 126,650 |
| Rhinebeck Bank CD (0.65% due 07/29/2021) | | | 200,524 | - |
| Total | | | <u>\$ 200,524</u> | <u>\$ 253,175</u> |

Project fees

Project fees totaling \$150,000 and \$239,530 for the years ended December 31, 2020 and 2019 were derived from one and four project applicants, respectively.

NOTE 4 — CONDUIT DEBT OBLIGATIONS

From time to time, the Ulster County Industrial Development Agency issues Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the interest of the public. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the County of Ulster Industrial Development Agency, nor the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2020 and 2019, outstanding bonds totaled \$7,886,594 and \$9,174,169, respectively.

NOTE 5 — RELATED PARTY TRANSACTIONS

As of December 31, 2020 and 2019, the amount due from Ulster County Capital Resource Corporation (UCCRC) was \$100 and \$4,576, respectively. The amount due to the Agency was related to costs to create UCCRC's website along with the Agency's annual site visits and administration. For the year ended December 31, 2020 and 2019 the Ulster County Capital Resource Corporation paid \$8,450 and \$3,163, respectively, in total administration fees, postage, and other costs to the Agency.

Effective January 1, 2019, the Agency is no longer administered by the County of Ulster.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020 and 2019

NOTE 6 — LEGAL SETTLEMENT

During the year ended December 31, 2019, the Agency settled a lawsuit for the denial of benefits to a project applicant. The Agency expensed \$33,012 and \$61,466 in legal fees for the years ended December 31, 2019 and 2018, respectively, and recovered \$80,000 in 2019.

NOTE 7 — GRANTS

In response to COVID-19, the Agency authorized a grant program during the year ended December 31, 2020 to reimburse the cost of personal protective equipment to Ulster County businesses and charities. The agency authorized \$200,000. \$141,904 was issued for direct grants, and \$17,139 was spent to administer the program during the year ended December 31, 2020. At December 31, 2020, the grant program had \$40,957 of unspent funds which were spent in 2021.

SUPPLEMENTARY INFORMATION

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

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Ulster County Industrial Development Agency
A Component Unit of Ulster County, New York

We have audited, 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, the financial statements of Ulster County Industrial Development Agency as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise Ulster County Industrial Development Agency's basic financial statements, and have issued our report thereon dated May 27, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Ulster County Industrial Development Agency's internal control over financial reporting (internal control) as a basis for designing 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 Ulster County Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Ulster County Industrial Development Agency'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.

Our consideration of internal control over financial reporting 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 Ulster County 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 financial statements. 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

The logo for UHY LLP, featuring the letters 'UHY' in a large, stylized, cursive font, with 'LLP' in a smaller, simpler font to the right.

Kingston, New York
May 27, 2021

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

SCHEDULE OF REVENUES AND EXPENDITURES – BUDGET TO ACTUAL

Year ended December 31, 2020

| | Original Budget | Revised Budget | Actual | Variance Favorable (Unfavorable) |
|------------------------------------------------------------------------------------------|--------------------|---------------------|---------------------|----------------------------------------|
| Revenues: | | | | |
| Administrative fees | \$ - | \$ 37,250 | \$ 37,250 | \$ - |
| Application fees | 2,000 | 3,000 | 2,000 | (1,000) |
| Miscellaneous and late fees | - | 14,550 | 13,050 | (1,500) |
| Project fees | 150,000 | 150,000 | 150,000 | - |
| Project pass-thru fees | 5,000 | 12,500 | 14,268 | 1,768 |
| Investment earnings | 10,000 | 5,150 | 4,970 | (180) |
| Total revenues | 167,000 | 222,450 | 221,538 | (912) |
| Expenditures: | | | | |
| Administrative | 97,000 | 147,000 | 134,623 | 12,377 |
| Contracts for services | 5,500 | 2,480 | 2,326 | 154 |
| Grants | - | 200,000 | 159,043 | 40,957 |
| Insurance | 2,500 | 3,200 | 3,063 | 137 |
| Membership dues | 1,000 | 750 | 850 | (100) |
| Miscellaneous | 5,000 | 14,170 | 655 | 13,515 |
| Project pass-thru expenses | 5,000 | 12,500 | 14,168 | (1,668) |
| Professional | 36,000 | 49,100 | 47,821 | 1,279 |
| Website | 15,000 | 2,000 | 1,499 | 501 |
| Total expenditures | 167,000 | 431,200 | 364,048 | 67,152 |
| Total revenues in excess of expenditures (expenditures in excess of revenues) | \$ - | \$ (208,750) | \$ (142,510) | \$ 66,240 |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

SCHEDULE OF CONDUIT DEBT OBLIGATIONS

Year ended December 31, 2020

| <u>Bonds Listing</u> | Outstanding Beginning of Fiscal Year | Issued During Fiscal Year | Paid During Fiscal Year | Outstanding End of Fiscal Year | Final Maturity Date |
|----------------------|--------------------------------------------|------------------------------|----------------------------|-----------------------------------|---------------------------|
| Amthor | \$ 800,270 | \$ - | \$ 65,111 | \$ 735,159 | 2029 |
| Benedictine | 1,100,000 | - | 535,000 | 565,000 | 2021 |
| Partition Street | 6,244,899 | - | 402,464 | 5,842,435 | 2022 |
| Selux | 390,000 | - | 120,000 | 270,000 | 2024 |
| Viking Industries | 639,000 | - | 165,000 | 474,000 | 2026 |
| | <u>\$ 9,174,169</u> | <u>\$ -</u> | <u>\$ 1,287,575</u> | <u>\$ 7,886,594</u> | |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

SCHEDULE OF PROJECTS AND EXEMPTIONS

Year ended December 31, 2020

| Project Code | Project Owner | Real Property Tax Exemptions County | Real Property Tax Exemptions Local | Real Property Tax Exemptions School | Sales Tax | Mortgage Recording | Total Exemptions |
|--------------|----------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------|----------------------------------------------|-----------|-----------------------|---------------------|
| 5101-13-02a | Ulster NH Realty LLC 99 Golden Hill Drive Kingston, NY 12401 | \$ - | \$ - | \$ 313,884 | \$ - | \$ - | \$ 313,884 |
| 5101-16-01 | 2007 Route 9W, LLC 10 Lumen Lane Highland, NY 12528 | 4,338 | 5,581 | 26,289 | - | - | 36,209 |
| 5101-11-02 | Central Hudson Tomson Rd & NYS Rt 212 Saugerties, NY 12477 | 35,296 | 54,943 | 177,077 | - | - | 267,316 |
| 5101-15-01 | Darien Lake Kingston, LLC 8250 Park Road Batavia, NY 14020 | 42,096 | 70,008 | 303,339 | - | - | 415,443 |
| 5101-13-02 | Golden Hill Acquisition, LLC 99 Golden Hill Drive Kingston, NY 12401 | 39,361 | 141,976 | - | - | - | 181,337 |
| 5101-98-02 | Hudson River Valley LLC 24 Lohmaier Lane Lake Katrine, NY 12449 | 125,377 | 208,510 | 903,858 | - | - | 1,237,744 |
| 5101-09-001 | Jimlee Realty 203 Malden Turnpike Saugerties, NY 12477 | 8,380 | 13,045 | - | - | - | 21,425 |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

SCHEDULE OF PROJECTS AND EXEMPTIONS (CONTINUED)

Year ended December 31, 2020

| <u>Project Code</u> | <u>Project Owner</u> | <u>Real Property Tax Exemptions County</u> | <u>Real Property Tax Exemptions Local</u> | <u>Real Property Tax Exemptions School</u> | <u>Sales Tax</u> | <u>Mortgage Recording</u> | <u>Total Exemptions</u> |
|---------------------|-----------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|------------------|-------------------------------|-----------------------------|
| 5101-03-02 | Kingston Medical Properties 111 Marys Ave Kingston, NY 12401 | 10,306 | 37,174 | 82,185 | - | - | 129,665 |
| 5101-98-03 | Lasalle New Paltz Medical Office New Paltz, NY 12561 | 19,802 | 56,781 | 112,137 | - | - | 188,720 |
| 5101-13-01 | MHMG-KM Kingston, LLC 1561 Ulster Avenue Lake Katrine, NY 12449 | 187,395 | 311,650 | 1,350,349 | - | - | 1,849,393 |
| 5101-11-01 | MHVFCU - Port Ewen 185 Broadway Port Ewen, NY 12466 | 4,422 | 3,960 | 28,082 | - | - | 36,463 |
| 5101-10-01 | PSH Development 2976 Route 9W Saugerties, NY 12477 | 5,886 | 9,162 | 29,528 | - | - | 44,576 |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

SCHEDULE OF PROJECTS AND EXEMPTIONS (CONTINUED)

Year ended December 31, 2020

| <u>Project Code</u> | <u>Project Owner</u> | <u>Real Property Tax Exemptions County</u> | <u>Real Property Tax Exemptions Local</u> | <u>Real Property Tax Exemptions School</u> | <u>Sales Tax</u> | <u>Mortgage Recording</u> | <u>Total Exemptions</u> |
|---------------------|------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------|--------------------------------------------|------------------|---------------------------|-------------------------|
| 5101-10-002 | Partition Street Partition and Dock Streets Saugerties, NY 12477 | 17,110 | 42,274 | 85,838 | - | - | 145,222 |
| 5101-09-002 | Rocking Horse Ranch 600 Route 44/55 Plattekill, NY 12568 | 2,483 | 2,272 | - | - | - | 4,755 |
| 5101-17-03 | Saugerties NY Hospitality LLC 2778 Route 32 Saugerties, NY 12477 | 16,988 | 26,444 | 85,226 | - | - | 128,658 |
| 5101-12-02 | Stavo Industries, Inc. 132 Flatbush Avenue Kingston, NY 12401 | 8,058 | 29,067 | 64,263 | - | - | 101,388 |
| 5101-17-02 | UPAC, LLC 601 Broadway Kingston, NY 12401 | 13,517 | 48,755 | 107,789 | - | - | 170,061 |
| 5101-12-01 | Wolf-tec, Inc. 132 Flatbush Avenue Kingston, NY 12401 | 13,093 | 47,225 | 104,407 | - | - | 164,725 |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

SCHEDULE OF PROJECTS AND EXEMPTIONS (CONTINUED)

Year ended December 31, 2020

| Project Code | Project Owner | Real Property Tax Exemptions County | Real Property Tax Exemptions Local | Real Property Tax Exemptions School | Sales Tax | Mortgage Recording | Total Exemptions |
|--------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|-----------|--------------------|------------------|
| 5101-18-01 | Henry Stout and Creative Environments, LLC 1 Valley View Road Big Indian, NY 12410 | 10,050 | 15,501 | 31,628 | - | - | 57,178 |
| 5101-18-03 | Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC 161 Chrystie Street New York, NY 10002 | 10,805 | 38,975 | 93,122 | 64,668 | - | 207,571 |
| 5101-18-04 | Landmark Preservation, LP 295 Broadway Kingston, NY 12401 | 42,683 | 153,957 | 530,032 | - | - | 726,671 |
| 5101-18-02 | Marlboro Distr. RTE 9 LLC 1100 NYS Route 9W Marlboro, NY 12542 | - | - | 111,813 | - | - | 111,813 |
| 5101-17-04 | The Greenhouses Hotel, LLC 2187 Bruynswick Road Walkkill, NY 12589 | 8,049 | 6,967 | 50,173 | - | - | 65,190 |
| 5101-07-02 | Woodland Ponds 60 Park Lane, Suite 5 Highland, NY 12528 | 148,248 | 425,101 | 839,527 | - | - | 1,412,876 |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

SCHEDULE OF PROJECTS AND EXEMPTIONS (CONTINUED)

Year ended December 31, 2020

| <u>Project Code</u> | <u>Project Owner</u> | <u>Real Property Tax Exemptions County</u> | <u>Real Property Tax Exemptions Local</u> | <u>Real Property Tax Exemptions School</u> | <u>Sales Tax</u> | <u>Mortgage Recording</u> | <u>Total Exemptions</u> |
|---------------------|---------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|-------------------|-------------------------------|-----------------------------|
| 5101-19-02 | Inness NY LLC 161 Chrystie Street New York, NY 10002 | - | - | 23,345 | 200,091 | - | 223,436 |
| 5101-19-01 | Star Estate Development Group LLC 1835 Broadway West Park, NY 12493 | - | - | 27,465 | 37,666 | 1,725 | 66,856 |
| 5101-19-03 | Ham III Realty, LLC PO Box 808 Milton, NY 12547 | - | - | - | 89,572 | - | 89,572 |
| | | <u>\$ 773,741</u> | <u>\$ 1,749,328</u> | <u>\$ 5,481,356</u> | <u>\$ 391,996</u> | <u>\$ 1,725</u> | <u>\$ 8,398,147</u> |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(a component unit of Ulster County, New York)
SCHEDULE OF PILOTS
Year ended December 31, 2020

| Project Name | Project Code | County | | School | Total |
|--------------------------------------------------------------------|--------------|-------------------|-------------------|---------------------|---------------------|
| | | PILOT | Local PILOT | PILOT | PILOTS |
| 2007 Route 9W, LLC | 5101-16-01 | \$ 809 | \$ 1,041 | \$ 10,250 | \$ 12,101 |
| Central Hudson | 5101-11-02 | 44,712 | 69,600 | 220,529 | 334,841 |
| Darien Lake Kingston, LLC | 5101-15-01 | 12,968 | 21,567 | 93,448 | 127,983 |
| Golden Hill Acquisition, LLC | 5101-13-02 | 12,982 | 46,797 | - | 59,779 |
| Henry Stout and Creative Enviroments, LLC | 5101-18-01 | 4,962 | 7,654 | 15,617 | 28,233 |
| Hudson River Valley LLC | 5101-98-02 | 93,005 | 154,674 | 670,577 | 918,256 |
| Hudson Valley Kingston Development, LLC and Sojourm Hotel, LLC. | 5101-18-03 | 7,297 | 26,322 | 58,193 | 91,813 |
| Inness NY LLC | 5101-19-02 | - | - | 23,345 | 23,345 |
| Jimlee Realty | 5101-09-001 | 4,883 | 7,600 | - | 12,483 |
| Kingston Medical Properties | 5101-03-02 | 4,220 | 15,223 | 33,655 | 53,098 |
| LaSalle New Paltz | 5101-98-03 | - | 12,151 | - | 12,151 |
| Landmark Preservation, L.P. | 5101-18-04 | 30,203 | 108,943 | 229,354 | 368,500 |
| MHMG-KM Kingston, LLC | 5101-13-01 | 19,907 | 33,107 | 143,466 | 196,479 |
| MHVFCU- Port Ewen | 5101-11-01 | 2,696 | 2,415 | 16,531 | 21,643 |
| Marlboro Distr. RTE 9 LLC. | 5101-18-02 | - | - | 64,563 | 64,563 |
| PSH Development | 5101-10-01 | 3,607 | 5,615 | 18,098 | 27,321 |
| Partition Street | 5101-10-002 | 9,636 | 23,809 | 48,343 | 81,788 |
| Rocking Horse Ranch | 5101-09-002 | 1,242 | 1,136 | - | 2,378 |
| Saugerties NY Hospitality, LLC | 5101-17-03 | 1,799 | 2,800 | 9,024 | 13,623 |
| Star Estate Development Group LLC | 5101-19-01 | - | - | - | - |
| Stavo Industries, Inc. | 5101-12-02 | 5,524 | 19,926 | 41,950 | 67,400 |
| The Greenhouses Hotel, LLC. | 5101-17-04 | - | - | - | - |
| Ulster NH Realty LLC | 5101-13-02a | - | - | 94,361 | 94,361 |
| UPAC, LLC | 5101-17-02 | - | - | - | - |
| Wolf-tec, Inc. | 5101-12-01 | 6,516 | 23,503 | 49,481 | 79,500 |
| Woodland Ponds | 5101-07-02 | 79,510 | 242,995 | 442,496 | 765,000 |
| | Total | <u>\$ 346,479</u> | <u>\$ 826,877</u> | <u>\$ 2,283,282</u> | <u>\$ 3,456,638</u> |

See notes to financial statements.

ULSTER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(a component unit of Ulster County, New York)

SCHEDULE OF FULL TIME EQUIVALENT JOBS

Year ended December 31, 2020

| Project Name | Project Code | # of FTE | | | # of Current FTE Employees | # of FTE Construction Jobs Created During Fiscal Year |
|----------------------------------------------------------------|--------------|-------------------------------------------------|-----------------------------------------|------------------------------------------|----------------------------|-------------------------------------------------------|
| | | Employees at Project Location Before IDA Status | Original Estimate of Jobs to be Created | Original Estimate of Jobs to be Retained | | |
| 2007 Route 9W, LLC | 5101-16-01 | 21 | 5 | 21 | 25 | 0 |
| Amthor | 5101-09-003 | 29 | 10 | 29 | 0 | 0 |
| Benedictine Hospital | 5101-06-04 | 726 | 0 | 726 | 424 | 0 |
| Central Hudson | 5101-11-02 | 6 | 0 | 6 | 0 | 0 |
| Darien Lake Kingston, LLC | 5101-15-01 | 0 | 27 | 0 | 15 | 0 |
| Gardiner Library | 5101-07-03 | 2 | 3 | 2 | 3 | 0 |
| Golden Hill Acquisition, LLC | 5101-13-02 | 279 | 11 | 279 | 265 | 0 |
| Ham III Realty, LLC | 5101-19-03 | 135 | 20 | 135 | 144 | 0 |
| Henry Stout and Creative Environments, LLC | 5101-18-01 | 47 | 6 | 47 | 22 | 0 |
| Hudson River Valley LLC | 5101-98-02 | 0 | 383 | 0 | 329 | 0 |
| Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | 5101-18-03 | 0 | 50 | 0 | 20 | 0 |
| Inness NY LLC | 5101-19-02 | 2 | 10 | 2 | 2 | 0 |
| Jimlee Realty | 5101-09-001 | 38 | 31 | 38 | 69 | 0 |
| Kingston Medical Properties | 5101-03-02 | 51 | 0 | 51 | 47 | 0 |
| LaSalle New Paltz | 5101-98-03 | 28 | 46 | 28 | 145 | 0 |
| Landmark Preservation, L.P. | 5101-18-04 | 0 | 8 | 0 | 11 | 0 |
| MHMG-KM Kingston, LLC | 5101-13-01 | 88 | 54 | 88 | 122 | 0 |
| MHVFCU - Port Ewen | 5101-11-01 | 0 | 7 | 0 | 9 | 0 |
| Marlboro Distr. RTE 9 LLC. | 5101-18-02 | 11 | 13 | 11 | 8 | 0 |
| PSH Development | 5101-10-01 | 0 | 11 | 0 | 11 | 0 |
| Partition Street | 5101-10-002 | 0 | 40 | 0 | 50 | 0 |
| Rocking Horse Ranch | 5101-09-002 | 225 | 24 | 225 | 161 | 0 |
| Saugerties NY Hospitality, LLC | 5101-17-03 | 0 | 11 | 0 | 11 | 0 |
| Selux Corporation | 5101-01-04 | 122 | 36 | 122 | 171 | 0 |
| Star Estate Development Group LLC | 5101-19-01 | 2 | 26 | 2 | 0 | 0 |
| Stavo Industries, Inc. | 5101-12-02 | 51 | 8 | 51 | 63 | 0 |
| The Greenhouses Hotel, LLC | 5101-17-04 | 0 | 17 | 0 | 4 | 0 |
| Ulster NH Realty LLC | 5101-13-02a | 330 | 0 | 330 | 201 | 0 |
| UPAC, LLC | 5101-17-02 | 13 | 3 | 13 | 13 | 0 |
| Viking Industries | 5101-98-07 | 62 | 10 | 62 | 75 | 0 |
| Wolf-tec, Inc. | 5101-12-01 | 74 | 31 | 74 | 97 | 0 |
| Woodland Ponds | 5101-07-02 | 0 | 126 | 0 | 208 | 0 |

See notes to financial statements.

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021

Status: CERTIFIED

Certified Date: 09/30/2021

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 | https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/2020-Operations-Accomplishments.pdf |
| 2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls? | Yes | https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/5c.-UCIDA-Internal-Controls-Assessment-1.pdf |
| 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? | Yes | N/A |
| 5. Does the Authority have an organization chart? | Yes | https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/Organizational-Chart-6.pdf |
| 6. Are any Authority staff also employed by another government agency? | No | |
| 7. Does the Authority have Claw Back agreements? | Yes | N/A |
| 8. Has the Authority posted their mission statement to their website? | Yes | https://www.ulstercountyida.com/ |
| 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? | | https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/5b.-UCIDA-Authority-Mission-and-Goals-Measurement-Report-for-2020.pdf |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021
 Status: CERTIFIED
 Certified Date: 09/30/2021

Governance Information (Board-Related)

| Question | Response | URL (If Applicable) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 a 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): | | https://www.ulstercountyida.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 | | https://www.ulstercountyida.com/board-documents/ |
| 7. Has the Board adopted bylaws and made them available to Board members and staff? | Yes | https://securservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/UCIDA-2017-Bylaws-Updated-as-of-1262017_FINAL.pdf |
| 8. Has the Board adopted a code of ethics for Board members and staff? | Yes | https://securservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/CODE-OF-ETHICS-1.pdf |
| 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 | Yes | 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? | No | N/A |
| 16. Has the board adopted a conditional/additional compensation policy governing all employees? | Yes | https://securservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/COMPENSATION-POLICY-1.pdf |
| 17. Has the board adopted a Uniform Tax Exemption Policy (UTEP) according to Section 874(4) of GML? | Yes | https://securservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/Uniform-Tax-Exemption-Policy-2.pdf |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021

Status: CERTIFIED

Certified Date: 09/30/2021

Board of Directors Listing

| | | | |
|---------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------|-------|
| Name | Eynon, Diane | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 6/10/2020 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | Yes |
| Designee Name | | Ex-Officio | |

| | | | |
|---------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------|-------|
| Name | Ham, Michael J | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 6/1/2018 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | Yes |
| Designee Name | | Ex-Officio | |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021
 Status: CERTIFIED
 Certified Date: 09/30/2021

| | | | |
|---------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------|-------|
| Name | Jones, Richard O | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 6/13/2018 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | Yes |
| Designee Name | | Ex-Officio | |

| | | | |
|---------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------|-------|
| Name | Malcolm, James | Nominated By | Local |
| Chair of the Board | Yes | Appointed By | Local |
| If yes, Chair Designated by | Elected by Board | Confirmed by Senate? | N/A |
| Term Start Date | 4/8/2009 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | No |
| Designee Name | | Ex-Officio | |

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| | | | |
|---------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------|-------|
| Name | Reece, Orlando | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 6/10/2020 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | Yes |
| Designee Name | | Ex-Officio | |

| | | | |
|---------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------|-------|
| Name | Savona, Daniel | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 6/13/2018 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | Yes |
| Designee Name | | Ex-Officio | |

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| | | | |
|---------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------|-------|
| Name | Storms, Faye | Nominated By | Local |
| Chair of the Board | No | Appointed By | Local |
| If yes, Chair Designated by | | Confirmed by Senate? | N/A |
| Term Start Date | 7/11/2018 | Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty? | Yes |
| Term Expiration Date | Pleasure of Authority | Complied with Training Requirement of Section 2824? | Yes |
| Title | | Does the Board Member/Designee also Hold an Elected or Appointed State Government Position? | No |
| Has the Board Member Appointed a Designee? | | Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position? | Yes |
| Designee Name | | Ex-Officio | |

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Staff Listing

| Name | Title | Group | Department / Subsidiary | Union Name | Bargaining 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 Compensation | Individual also paid by another entity to perform the work of the authority | If yes Is payment made by state or local government |
|-------------------|----------------------|-----------------------------|-------------------------|------------|-----------------|---------------------|--------|------------------------|--------------------------------------|-----------------------------|-------------------|-----------|---------------------------------------------|--------------------|-----------------------------------------------------------------------------|-----------------------------------------------------|
| Brooks, Emily | Administrative Staff | Administrative and Clerical | | | | PT | No | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | No | |
| Mitchell, Lindsay | Administrative Staff | Administrative and Clerical | | | | PT | No | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | No | |
| Sussin, Zachary | Administrative Staff | Administrative and Clerical | | | | PT | No | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | No | |
| Woodworth, Rose | CEO | Executive | | | | PT | No | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | No | |

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Benefit Information

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority? | 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 |
|------------------|--------------------|-------------------|--------------------------|------------------|-------------------------------|----------------|------|----------------|-------------------|------------------------------------|--------------------|-----------------------|------------------------|-------|
| Eynon, Diane | Board of Directors | | | | | | | | | | | | X | |
| Ham, Michael J | Board of Directors | | | | | | | | | | | | X | |
| Jones, Richard O | Board of Directors | | | | | | | | | | | | X | |
| Malcolm, James | Board of Directors | | | | | | | | | | | | X | |
| Reece, Orlando | Board of Directors | | | | | | | | | | | | X | |
| Savona, Daniel | Board of Directors | | | | | | | | | | | | X | |
| Storms, Faye | 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 |
|------|-------|-------------------|--------------------------|------------------|-------------------------------|----------------|------|----------------|-------------------|------------------------------------|--------------------|-----------------------|------------------------|-------|
|------|-------|-------------------|--------------------------|------------------|-------------------------------|----------------|------|----------------|-------------------|------------------------------------|--------------------|-----------------------|------------------------|-------|

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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 Authority and not independently filing reports in PARIS? | No |

| Name of Subsidiary/Component Unit | Status |
|-----------------------------------|--------|
|-----------------------------------|--------|

Request Subsidiary/Component Unit Change

| Name of Subsidiary/Component Unit | Status | Requested Changes |
|-----------------------------------|--------|-------------------|
|-----------------------------------|--------|-------------------|

Request Add Subsidiaries/Component Units

| Name of Subsidiary/Component Unit | Establishment Date | Purpose of Subsidiary/Component Unit |
|-----------------------------------|--------------------|--------------------------------------|
|-----------------------------------|--------------------|--------------------------------------|

Request Delete Subsidiaries/Component Units

| Name of Subsidiary/Component Unit | Termination Date | Reason for Termination | Proof of Termination Document Name |
|-----------------------------------|------------------|------------------------|------------------------------------|
|-----------------------------------|------------------|------------------------|------------------------------------|

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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

| | | | Amount |
|-------------------------------|-------------------------------------------------|----------------------------------------|---------------------|
| Assets | | | |
| Current Assets | | | |
| | Cash and cash equivalents | | \$497,066.00 |
| | Investments | | \$200,524.10 |
| | Receivables, net | | \$78,906.09 |
| | Other assets | | \$0.00 |
| | Total Current Assets | | \$776,496.19 |
| Noncurrent Assets | | | |
| | Restricted cash and investments | | \$0.00 |
| | Long-term receivables, net | | \$0.00 |
| | Other assets | | \$0.00 |
| | Capital Assets | | |
| | | Land and other nondepreciable property | \$0.00 |
| | | Buildings and equipment | \$0.00 |
| | | Infrastructure | \$0.00 |
| | | Accumulated depreciation | \$0.00 |
| | | Net Capital Assets | \$0.00 |
| | Total Noncurrent Assets | | \$0.00 |
| | Total Assets | | \$776,496.19 |
| Liabilities | | | |
| Current Liabilities | | | |
| | Accounts payable | | \$11,530.51 |
| | Pension contribution payable | | \$0.00 |
| | Other post-employment benefits | | \$0.00 |
| | Accrued liabilities | | \$0.00 |
| | Deferred revenues | | \$4,440.45 |
| | Bonds and notes payable | | \$0.00 |
| | Other long-term obligations due within one year | | \$0.00 |
| | Total Current Liabilities | | \$15,970.96 |
| Noncurrent Liabilities | | | |

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| | | | |
|----------------------------|-------------------------------------------------|--|--------------|
| | Pension contribution payable | | \$0.00 |
| | Other post-employment benefits | | \$0.00 |
| | Bonds and notes payable | | \$0.00 |
| | Long Term Leases | | \$0.00 |
| | Other long-term obligations | | \$0.00 |
| | Total Noncurrent Liabilities | | \$0.00 |
| Total Liabilities | | | \$15,970.96 |
| Net Asset (Deficit) | | | |
| Net Assets | | | |
| | Invested in capital assets, net of related debt | | \$0.00 |
| | Restricted | | \$0.00 |
| | Unrestricted | | \$760,525.23 |
| | Total Net Assets | | \$760,525.23 |

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

| | | | Amount |
|--------------------------------|---------------------------------|--|--------------|
| Operating Revenues | | | |
| | Charges for services | | \$216,567.89 |
| | Rental & financing income | | \$0.00 |
| | Other operating revenues | | \$0.00 |
| | Total Operating Revenue | | \$216,567.89 |
| Operating Expenses | | | |
| | Salaries and wages | | \$0.00 |
| | Other employee benefits | | \$0.00 |
| | Professional services contracts | | \$183,445.67 |
| | Supplies and materials | | \$1,513.02 |
| | Depreciation & amortization | | \$0.00 |
| | Other operating expenses | | \$20,046.08 |
| | Total Operating Expenses | | \$205,004.77 |
| Operating Income (Loss) | | | \$11,563.12 |
| Nonoperating Revenues | | | |
| | Investment earnings | | \$4,970.42 |
| | State subsidies/grants | | \$0.00 |
| | Federal subsidies/grants | | \$0.00 |

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| | | | |
|-----------------------------------------------|-------------------------------------------|--|----------------|
| | Municipal subsidies/grants | | \$0.00 |
| | Public authority subsidies | | \$0.00 |
| | Other nonoperating revenues | | \$0.00 |
| | Total Nonoperating Revenue | | \$4,970.42 |
| Nonoperating Expenses | | | |
| | Interest and other financing charges | | \$0.00 |
| | Subsidies to other public authorities | | \$0.00 |
| | Grants and donations | | \$159,043.31 |
| | Other nonoperating expenses | | \$0.00 |
| | Total Nonoperating Expenses | | \$159,043.31 |
| | Income (Loss) Before Contributions | | (\$142,509.77) |
| Capital Contributions | | | \$0.00 |
| Change in net assets | | | (\$142,509.77) |
| Net assets (deficit) beginning of year | | | \$903,035.00 |
| Other net assets changes | | | \$0.00 |
| Net assets (deficit) at end of year | | | \$760,525.23 |

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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

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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 Obligation | State Supported | | | | | | |
| State Obligation | State Contingent Obligation | | | | | | |
| State Obligation | State Moral Obligation | | | | | | |
| Other State-Funded | Other State-Funded | | | | | | |
| Authority Debt - General Obligation | Authority Debt - General Obligation | | | | | | |
| Authority Debt - Revenue | Authority Debt - Revenue | | | | | | |
| Authority Debt - Other | Authority Debt - Other | | | | | | |
| Conduit | | Conduit Debt | 0.00 | 9,174,169.00 | 0.00 | 978,374.00 | 8,195,795.00 |
| Conduit | | Conduit Debt - Pilot Increment Financing | | | | | |
| TOTALS | | | 0.00 | 9,174,169.00 | 0.00 | 978,374.00 | 8,195,795.00 |

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Real Property Acquisition/Disposal List

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

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Personal Property

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

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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? | Yes | https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/2020-UCIDA-Real-Property-Report.pdf |
| 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 | https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/PROPERTY-DISPOSITION-POLICY-1.pdf |
| 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 | N/A |

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IDA Projects

| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------|---------------------------|
| Project Code | 5101-16-01 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | 2007 Route 9W, LLC | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$4,338.37 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$5,580.98 | |
| Original Project Code | | School Property Tax Exemption | \$26,289.40 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$1,200,000.00 | Total Exemptions | \$36,208.75 | |
| Benefited Project Amount | \$1,200,000.00 | Total Exemptions Net of RPTL Section 485-b | \$25,899.69 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$809.27 | \$809.27 |
| Not For Profit | No | Local PILOT | \$1,041.06 | \$1,041.06 |
| Date Project approved | 9/14/2016 | School District PILOT | \$10,250.31 | \$10,250.31 |
| Did IDA took Title to Property | Yes | Total PILOT | \$12,100.64 | \$12,100.64 |
| Date IDA Took Title to Property | 9/1/2016 | Net Exemptions | \$24,108.11 | |
| Year Financial Assistance is Planned to End | 2027 | Project Employment Information | | |
| Notes | The project reported 25 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 28.01 | | | |
| Location of Project | | # of FTEs before IDA Status | 20.57 | |
| Address Line1 | 10 Lumen Lane | Original Estimate of Jobs to be Created | 4.56 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | |
| City | HIGHLAND | Annualized Salary Range of Jobs to be Created | 0.00 | To: 0.00 |
| State | NY | Original Estimate of Jobs to be Retained | 20.57 | |
| Zip - Plus4 | 12528 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 28.01 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 7.44 | |
| Applicant Name | Gilbert Morrissey | Project Status | | |
| Address Line1 | 10 Lumen Lane | | | |
| Address Line2 | | | | |
| City | HIGHLAND | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12528 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |

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| | | | |
|----------------|-----|--|--|
| Country | USA | | |
|----------------|-----|--|--|

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------|----------------------------|----------------------------------|
| Project Code | 5101-09-003 | | | | |
| Project Type | Bonds/Notes Issuance | State Sales Tax Exemption | | \$0.00 | |
| Project Name | Amthor | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | | \$0.00 | |
| Project Purpose Category | Manufacturing | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$1,400,000.00 | Total Exemptions | | \$0.00 | |
| Benefited Project Amount | \$1,400,000.00 | Total Exemptions Net of RPTL Section 485-b | | \$0.00 | |
| Bond/Note Amount | \$1,400,000.00 | Pilot payment Information | | | |
| Annual Lease Payment | | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | Tax Exempt | County PILOT | \$0.00 | | \$0.00 |
| Not For Profit | No | Local PILOT | \$0.00 | | \$0.00 |
| Date Project approved | 7/15/2009 | School District PILOT | \$0.00 | | \$0.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | | \$0.00 |
| Date IDA Took Title to Property | 7/15/2009 | Net Exemptions | \$0.00 | | |
| Year Financial Assistance is Planned to End | 2029 | Project Employment Information | | | |
| Notes | Only Bond is left on this project. The project did not respond with employment information as requested. | | | | |
| Location of Project | | # of FTEs before IDA Status | 29.00 | | |
| Address Line1 | 20 Osprey Lane | Original Estimate of Jobs to be Created | 10.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | | |
| City | GARDINER | Annualized Salary Range of Jobs to be Created | 27,000.00 | To: | 35,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 29.00 | | |
| Zip - Plus4 | 12525 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | | |
| Province/Region | | Current # of FTEs | 0.00 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | -29.00 | | |
| Applicant Name | Brian Amthor | Project Status | | | |
| Address Line1 | 1041 Route 52 | | | | |
| Address Line2 | | | | | |
| City | WALDEN | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | | | |
| Zip - Plus4 | 12586 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | Yes | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|----------------------|----------------------------------------------------------------------------------------|-----------|----------------------------|----------------------------------|
| Project Code | 5101-06-04 | | | | |
| Project Type | Bonds/Notes Issuance | State Sales Tax Exemption | | \$0.00 | |
| Project Name | Benedictine Hospital | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | | \$0.00 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$20,000,000.00 | Total Exemptions | | \$0.00 | |
| Benefited Project Amount | \$20,000,000.00 | Total Exemptions Net of RPTL Section 485-b | | \$0.00 | |
| Bond/Note Amount | \$20,000,000.00 | Pilot payment Information | | | |
| Annual Lease Payment | | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | Tax Exempt | County PILOT | \$0.00 | \$0.00 | \$0.00 |
| Not For Profit | Yes | Local PILOT | \$0.00 | \$0.00 | \$0.00 |
| Date Project approved | 10/18/2006 | School District PILOT | \$0.00 | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | 11/3/2006 | Net Exemptions | \$0.00 | | |
| Year Financial Assistance is Planned to End | 2021 | Project Employment Information | | | |
| Notes | | | | | |
| Location of Project | | # of FTEs before IDA Status | 726.00 | | |
| Address Line1 | 105 Mary's Avenue | Original Estimate of Jobs to be Created | 0.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | 0.00 | To: 0.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 726.00 | | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 49,000.00 | | |
| Province/Region | | Current # of FTEs | 423.58 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | -302.42 | | |
| Applicant Name | Thomas Dee | Project Status | | | |
| Address Line1 | 105 Mary's Avenue | | | | |
| Address Line2 | | | | | |
| City | KINGSTON | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | | | |
| Zip - Plus4 | 12401 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | Yes | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-11-02 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Central Hudson | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$35,296.45 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$54,942.87 | |
| Original Project Code | | School Property Tax Exemption | \$177,076.60 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$11,234,094.00 | Total Exemptions | \$267,315.92 | |
| Benefited Project Amount | \$5,552,360.00 | Total Exemptions Net of RPTL Section 485-b | \$227,981.40 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$44,712.30 | \$44,712.30 |
| Not For Profit | No | Local PILOT | \$69,599.70 | \$69,599.70 |
| Date Project approved | 12/21/2011 | School District PILOT | \$220,529.00 | \$220,529.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$334,841.00 | \$334,841.00 |
| Date IDA Took Title to Property | 12/23/2011 | Net Exemptions | -\$67,525.08 | |
| Year Financial Assistance is Planned to End | 2024 | Project Employment Information | | |
| Notes | | | | |
| Location of Project | | # of FTEs before IDA Status | 6.00 | |
| Address Line1 | Tomson Rd & NYS Rt 212 | Original Estimate of Jobs to be Created | 0.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | |
| City | SAUGERTIES | Annualized Salary Range of Jobs to be Created | 0.00 To: 0.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 6.00 | |
| Zip - Plus4 | 12477 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 0.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | -6.00 | |
| Applicant Name | Anthony Campagiorni | Project Status | | |
| Address Line1 | 284 South Avenue | | | |
| Address Line2 | | | | |
| City | POUGHKEEPSIE | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12601 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-15-01 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Darien Lake Kingston, LLC | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$42,095.90 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$70,008.22 | |
| Original Project Code | | School Property Tax Exemption | \$303,339.26 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$9,858,732.00 | Total Exemptions | \$415,443.38 | |
| Benefited Project Amount | \$9,858,732.00 | Total Exemptions Net of RPTL Section 485-b | \$300,459.37 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$12,968.25 | \$12,968.26 |
| Not For Profit | No | Local PILOT | \$21,567.05 | \$21,567.05 |
| Date Project approved | 12/10/2014 | School District PILOT | \$93,448.06 | \$93,448.06 |
| Did IDA took Title to Property | Yes | Total PILOT | \$127,983.36 | \$127,983.37 |
| Date IDA Took Title to Property | 10/1/2015 | Net Exemptions | \$287,460.02 | |
| Year Financial Assistance is Planned to End | 2026 | Project Employment Information | | |
| Notes | The project reported 14.17 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 14.91 | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 1851 Ulster Avenue | Original Estimate of Jobs to be Created | 27.07 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | 0.00 | To: 0.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 14.91 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 14.91 | |
| Applicant Name | Chan Patel | | | |
| Address Line1 | 8250 Park Road | Project Status | | |
| Address Line2 | | | | |
| City | BATAVIA | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 14020 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------|----------------------------|----------------------------------|
| Project Code | 5101-07-03 | | | | |
| Project Type | Bonds/Notes Issuance | State Sales Tax Exemption | | \$0.00 | |
| Project Name | Gardiner Library | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | | \$0.00 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$900,000.00 | Total Exemptions | | \$0.00 | |
| Benefited Project Amount | \$900,000.00 | Total Exemptions Net of RPTL Section 485-b | | \$0.00 | |
| Bond/Note Amount | \$45,000.00 | Pilot payment Information | | | |
| Annual Lease Payment | | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | Tax Exempt | County PILOT | \$0.00 | \$0.00 | \$0.00 |
| Not For Profit | Yes | Local PILOT | \$0.00 | \$0.00 | \$0.00 |
| Date Project approved | 6/20/2007 | School District PILOT | \$0.00 | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | 11/14/2007 | Net Exemptions | \$0.00 | | |
| Year Financial Assistance is Planned to End | 2016 | Project Employment Information | | | |
| Notes | Gardiner and Gardiner 2 should be combined. They are the same project. Both Pilots are over. Bonds were combined into one bond. Apparently they were paid off and a mortgage for 438,000 exists with Key Bank. We are not aware of IDA giving permission for mortgage to be issued over our Bond. The project reported 3.24 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 3.3 | | | | |
| Location of Project | | # of FTEs before IDA Status | 2.00 | | |
| Address Line1 | 5 Station Square | Original Estimate of Jobs to be Created | 3.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 26,600.00 | | |
| City | GARDINER | Annualized Salary Range of Jobs to be Created | 2,000.00 | To: 39,000.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 2.00 | | |
| Zip - Plus4 | 12525 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 38,000.00 | | |
| Province/Region | | Current # of FTEs | 0.00 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | -2.00 | | |
| Applicant Name | Barbara Sides | Project Status | | | |
| Address Line1 | 5 Station Square | | | | |
| Address Line2 | | | | | |
| City | GARDINER | Current Year Is Last Year for Reporting | Yes | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 12525 | IDA Does Not Hold Title to the Property | Yes | | |
| Province/Region | | The Project Receives No Tax Exemptions | Yes | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-07-03A | | | |
| Project Type | Bonds/Notes Issuance | State Sales Tax Exemption | \$0.00 | |
| Project Name | Gardiner Library 2 | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | \$0.00 | |
| Project Purpose Category | Civic Facility | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$900,000.00 | Total Exemptions | \$0.00 | |
| Benefited Project Amount | \$900,000.00 | Total Exemptions Net of RPTL Section 485-b | \$0.00 | |
| Bond/Note Amount | \$855,000.00 | Pilot payment Information | | |
| Annual Lease Payment | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | Tax Exempt | County PILOT | \$0.00 | \$0.00 |
| Not For Profit | Yes | Local PILOT | \$0.00 | \$0.00 |
| Date Project approved | 1/1/2008 | School District PILOT | \$0.00 | \$0.00 |
| Did IDA took Title to Property | No | Total PILOT | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | | Net Exemptions | \$0.00 | |
| Year Financial Assistance is Planned to End | 2016 | Project Employment Information | | |
| Notes | See Gardiner Library for details. The bonds were sold in two tranches, but it is the same project. All data is being reported on Gardiner Library. Gardiner and Gardiner 2 should be combined. They are the same project. Both Pilots are over. Bonds were combined into one bond. Apparently they were paid off and a mortgage for 438,000 exists with Key Bank. Project has not requested and/or assisted in removing the IDA's lease interest in the property. The project reported 3.24 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 3.3 | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 5 Station Square | Original Estimate of Jobs to be Created | 0.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | |
| City | GARDINER | Annualized Salary Range of Jobs to be Created | 0.00 | To: 0.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12525 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 3.30 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 3.30 | |
| Applicant Name | Barbara Sides | | | |
| Address Line1 | 5 Station Square | Project Status | | |
| Address Line2 | | | | |
| City | GARDINER | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12525 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | Yes | |

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| | | | |
|----------------|-----|--|--|
| Country | USA | | |
|----------------|-----|--|--|

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------|----------------------------------|-------------|
| Project Code | 5101-13-02 | | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | | |
| Project Name | Golden Hill Acquisition, LLC | Local Sales Tax Exemption | \$0.00 | | |
| | | County Real Property Tax Exemption | \$39,360.85 | | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$141,975.74 | | |
| Original Project Code | | School Property Tax Exemption | \$0.00 | | |
| Project Purpose Category | Civic Facility | Mortgage Recording Tax Exemption | \$0.00 | | |
| Total Project Amount | \$14,732,500.00 | Total Exemptions | \$181,336.59 | | |
| Benefited Project Amount | \$14,732,500.00 | Total Exemptions Net of RPTL Section 485-b | \$181,336.59 | | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement | |
| Federal Tax Status of Bonds | | | County PILOT | \$12,981.66 | \$12,981.66 |
| Not For Profit | No | | Local PILOT | \$46,797.28 | \$46,797.28 |
| Date Project approved | 6/12/2013 | | School District PILOT | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | | Total PILOT | \$59,778.94 | \$59,778.94 |
| Date IDA Took Title to Property | 6/26/2013 | | Net Exemptions | \$121,557.65 | |
| Year Financial Assistance is Planned to End | 2039 | Project Employment Information | | | |
| Notes | The project reported 198.38 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 297.65 | | | | |
| Location of Project | | # of FTEs before IDA Status | 279.00 | | |
| Address Line1 | 99 Golden Hill Drive | Original Estimate of Jobs to be Created | 11.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | 0.00 | To: 0.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 279.00 | | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | | |
| Province/Region | | Current # of FTEs | 297.65 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | 18.65 | | |
| Applicant Name | Edward Farbenblum | | | | |
| Address Line1 | 495 Pinehurst Court | Project Status | | | |
| Address Line2 | | | | | |
| City | ROSLYN | Current Year Is Last Year for Reporting | Yes | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 11576 | IDA Does Not Hold Title to the Property | Yes | | |
| Province/Region | | The Project Receives No Tax Exemptions | Yes | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------|----------------------------------|--------|
| Project Code | 5101-19-03 | | | | |
| Project Type | Lease | State Sales Tax Exemption | \$44,786.00 | | |
| Project Name | Ham III Realty, LLC | Local Sales Tax Exemption | \$44,786.00 | | |
| | | County Real Property Tax Exemption | \$0.00 | | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$0.00 | | |
| Original Project Code | | School Property Tax Exemption | \$0.00 | | |
| Project Purpose Category | Manufacturing | Mortgage Recording Tax Exemption | \$0.00 | | |
| Total Project Amount | \$4,000,000.00 | Total Exemptions | \$89,572.00 | | |
| Benefited Project Amount | \$4,000,000.00 | Total Exemptions Net of RPTL Section 485-b | \$89,572.00 | | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement | |
| Federal Tax Status of Bonds | | | County PILOT | \$0.00 | \$0.00 |
| Not For Profit | No | | Local PILOT | \$0.00 | \$0.00 |
| Date Project approved | 10/30/2019 | | School District PILOT | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | | Total PILOT | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | 12/30/2019 | | Net Exemptions | \$89,572.00 | |
| Year Financial Assistance is Planned to End | 2030 | Project Employment Information | | | |
| Notes | The Project is in two locations - Milton/Marlboro. The project reported 238 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 144.48 | | | | |
| Location of Project | | # of FTEs before IDA Status | 135.00 | | |
| Address Line1 | 9 Riverview Drive, 643 South Road, 34 Dock Road | Original Estimate of Jobs to be Created | 20.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 62,020.00 | | |
| City | MARLBORO | Annualized Salary Range of Jobs to be Created | 27,056.00 | To: 201,667.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 135.00 | | |
| Zip - Plus4 | 12542 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 43,767.00 | | |
| Province/Region | | Current # of FTEs | 144.48 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | 9.48 | | |
| Applicant Name | Brooklyn Bottling of Milton, New York, Inc. | Project Status | | | |
| Address Line1 | PO Box 808 | | | | |
| Address Line2 | | | | | |
| City | MILTON | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 12547 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|---------------------------------------------|----------------------------------------------------------------------------------------|------------------------------|----------------------------------|
| Project Code | 5101-18-01 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Henry Stout and Creative Environments, LLC. | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$10,049.52 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$15,500.88 | |
| Original Project Code | | School Property Tax Exemption | \$31,627.79 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$300,000.00 | Total Exemptions | \$57,178.19 | |
| Benefited Project Amount | \$300,000.00 | Total Exemptions Net of RPTL Section 485-b | \$45,600.07 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | | County PILOT | \$4,962.16 |
| Not For Profit | No | | Local PILOT | \$7,653.86 |
| Date Project approved | 7/12/2017 | | School District PILOT | \$15,616.86 |
| Did IDA took Title to Property | Yes | | Total PILOT | \$28,232.88 |
| Date IDA Took Title to Property | 3/1/2018 | | Net Exemptions | \$28,945.31 |
| Year Financial Assistance is Planned to End | 2028 | Project Employment Information | | |
| Notes | | | | |
| Location of Project | | # of FTEs before IDA Status | 47.00 | |
| Address Line1 | 1 Valley View Road | Original Estimate of Jobs to be Created | 6.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 34,600.00 | |
| City | BIG INDIAN | Annualized Salary Range of Jobs to be Created | 21,000.00 | To: 50,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 47.00 | |
| Zip - Plus4 | 12410 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 34,600.00 | |
| Province/Region | | Current # of FTEs | 21.95 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | -25.05 | |
| Applicant Name | Henry Stout | | | |
| Address Line1 | 1 Valley View Road | Project Status | | |
| Address Line2 | | | | |
| City | BIG INDIAN | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12410 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|--|
| Project Code | 5101-98-02 | | | | |
| Project Type | Bonds/Notes Issuance | State Sales Tax Exemption | \$0.00 | | |
| Project Name | Hudson River Valley LLC | Local Sales Tax Exemption | \$0.00 | | |
| | | County Real Property Tax Exemption | \$125,376.80 | | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$208,509.78 | | |
| Original Project Code | | School Property Tax Exemption | \$903,857.63 | | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | | |
| Total Project Amount | \$41,094,000.00 | Total Exemptions | \$1,237,744.21 | | |
| Benefited Project Amount | \$34,292,062.00 | Total Exemptions Net of RPTL Section 485-b | \$1,237,744.21 | | |
| Bond/Note Amount | \$41,094,000.00 | Pilot payment Information | | | |
| Annual Lease Payment | | | Actual Payment Made | Payment Due Per Agreement | |
| Federal Tax Status of Bonds | Taxable | County PILOT | \$93,005.27 | \$93,005.27 | |
| Not For Profit | No | Local PILOT | \$154,673.82 | \$154,673.82 | |
| Date Project approved | 3/31/1998 | School District PILOT | \$670,576.94 | \$670,576.94 | |
| Did IDA took Title to Property | Yes | Total PILOT | \$918,256.03 | \$918,256.03 | |
| Date IDA Took Title to Property | 3/31/1998 | Net Exemptions | \$319,488.18 | | |
| Year Financial Assistance is Planned to End | 2028 | Project Employment Information | | | |
| Notes | The Original Estimate of Jobs to be Created should be 383. Project & PILOT assumed by 300 Grant Avenue LLC. Also called Head Trauma Center. No other changes. PILOT agreement authorizes Town Assessor to calculate payments amounts in proportion to the amount of property taxes which would have been due. Assessor includes Area Library tax rate in payment calculation. The tax rate is not for school district purposes and is not used for the other PILOT payment payment calculations prepared by the county. Current FTEs appear to be inaccurate. The project reported 327.90 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 328.85 | | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | | |
| Address Line1 | 24 Lohmaier Lane | Original Estimate of Jobs to be Created | 412.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 27,885.00 | | |
| City | LAKE KATRINE | Annualized Salary Range of Jobs to be Created | 16,640.00 | To: 277,000.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | | |
| Zip - Plus4 | 12449 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | | |
| Province/Region | | Current # of FTEs | 328.85 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | 328.85 | | |
| Applicant Name | Anthony Salerno | Project Status | | | |
| Address Line1 | 300 Grant Avenue | | | | |
| Address Line2 | | | | | |
| City | LAKE KATRINE | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 12449 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |

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|----------------|-----|--|--|
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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-18-03 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$32,334.00 | |
| Project Name | Hudson Valley Kingston Development, LLC and Sojourn Hotel, LLC | Local Sales Tax Exemption | \$32,334.00 | |
| | | County Real Property Tax Exemption | \$10,805.40 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$38,975.42 | |
| Original Project Code | | School Property Tax Exemption | \$93,122.20 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$8,707,000.00 | Total Exemptions | \$207,571.02 | |
| Benefited Project Amount | \$7,357,000.00 | Total Exemptions Net of RPTL Section 485-b | \$184,580.45 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$7,297.41 | \$7,297.41 |
| Not For Profit | No | Local PILOT | \$26,321.99 | \$26,321.99 |
| Date Project approved | 1/10/2018 | School District PILOT | \$58,193.47 | \$58,193.47 |
| Did IDA took Title to Property | Yes | Total PILOT | \$91,812.87 | \$91,812.87 |
| Date IDA Took Title to Property | 7/1/2018 | Net Exemptions | \$115,758.15 | |
| Year Financial Assistance is Planned to End | 2028 | Project Employment Information | | |
| Notes | Project is made up of 4 sites. PILOT payments kick in when first is opened and continues for 10 years after that, regardless of when the other projects start. Multiple addresses in City of Kingston: 301 Wall Street; 41 Pearl Street; 270 Fair Street; 24 John Street. The project reported 22 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 19.99 | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 161 Chrystie Street | Original Estimate of Jobs to be Created | 50.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 31,100.00 | |
| City | NEW YORK | Annualized Salary Range of Jobs to be Created | 24,900.00 | To: 51,300.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 10002 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 19.99 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 19.99 | |
| Applicant Name | Charles Blaichman | Project Status | | |
| Address Line1 | 311 East 18th Street | | | |
| Address Line2 | | | | |
| City | NEW YORK | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 10003 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------|----------------------------------|-------------|
| Project Code | 5101-19-02 | | | | |
| Project Type | Lease | State Sales Tax Exemption | \$100,045.35 | | |
| Project Name | Inness NY LLC | Local Sales Tax Exemption | \$100,045.35 | | |
| | | County Real Property Tax Exemption | \$0.00 | | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$0.00 | | |
| Original Project Code | | School Property Tax Exemption | \$23,345.35 | | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | | |
| Total Project Amount | \$17,270,000.00 | Total Exemptions | \$223,436.05 | | |
| Benefited Project Amount | \$17,270,000.00 | Total Exemptions Net of RPTL Section 485-b | \$223,436.05 | | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement | |
| Federal Tax Status of Bonds | | | County PILOT | \$0.00 | \$0.00 |
| Not For Profit | No | | Local PILOT | \$0.00 | \$0.00 |
| Date Project approved | 8/14/2019 | | School District PILOT | \$23,345.35 | \$23,345.35 |
| Did IDA took Title to Property | Yes | | Total PILOT | \$23,345.35 | \$23,345.35 |
| Date IDA Took Title to Property | 11/27/2019 | | Net Exemptions | \$200,090.70 | |
| Year Financial Assistance is Planned to End | 2030 | Project Employment Information | | | |
| Notes | The project reported 2 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 3.9 | | | | |
| Location of Project | | # of FTEs before IDA Status | 1.75 | | |
| Address Line1 | 10 Bank Street | Original Estimate of Jobs to be Created | 10.25 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 45,000.00 | | |
| City | ACCORD | Annualized Salary Range of Jobs to be Created | 35,000.00 | To: 75,000.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 1.75 | | |
| Zip - Plus4 | 12404 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 35,000.00 | | |
| Province/Region | | Current # of FTEs | 3.90 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | 2.15 | | |
| Applicant Name | Inness NY LLC | | | | |
| Address Line1 | 161 Chrystie Street | Project Status | | | |
| Address Line2 | | | | | |
| City | NEW YORK | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 10002 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------|----------------------------------|
| Project Code | 5101-09-001 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Jimlee Realty | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$8,380.09 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$13,044.54 | |
| Original Project Code | | School Property Tax Exemption | \$0.00 | |
| Project Purpose Category | Manufacturing | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$5,905,000.00 | Total Exemptions | \$21,424.63 | |
| Benefited Project Amount | \$956,000.00 | Total Exemptions Net of RPTL Section 485-b | \$21,424.63 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | | County PILOT | \$4,882.56 |
| Not For Profit | No | | Local PILOT | \$7,600.25 |
| Date Project approved | 3/11/2009 | | School District PILOT | \$0.00 |
| Did IDA took Title to Property | Yes | | Total PILOT | \$12,482.81 |
| Date IDA Took Title to Property | 3/16/2009 | | Net Exemptions | \$8,941.82 |
| Year Financial Assistance is Planned to End | 2020 | Project Employment Information | | |
| Notes | Elna Magnetics and Jimlee is the same company. | | | |
| Location of Project | | # of FTEs before IDA Status | 38.00 | |
| Address Line1 | 203 Malden Turnpike | Original Estimate of Jobs to be Created | 31.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | |
| City | SAUGERTIES | Annualized Salary Range of Jobs to be Created | 20,800.00 | To: 35,360.00 |
| State | NY | Original Estimate of Jobs to be Retained | 38.00 | |
| Zip - Plus4 | 12477 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 68.66 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 30.66 | |
| Applicant Name | "Jimlee Realty, LLC" | | | |
| Address Line1 | 49 York Street | Project Status | | |
| Address Line2 | | | | |
| City | GLASCO | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12432 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------|----------------------------------|-------------|
| Project Code | 5101-03-02a | | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | | |
| Project Name | Kingston Medical Properties | Local Sales Tax Exemption | \$0.00 | | |
| | | County Real Property Tax Exemption | \$10,305.96 | | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$37,173.91 | | |
| Original Project Code | | School Property Tax Exemption | \$82,185.25 | | |
| Project Purpose Category | Civic Facility | Mortgage Recording Tax Exemption | \$0.00 | | |
| Total Project Amount | \$6,874,460.00 | Total Exemptions | \$129,665.12 | | |
| Benefited Project Amount | \$6,874,460.00 | Total Exemptions Net of RPTL Section 485-b | \$129,665.12 | | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement | |
| Federal Tax Status of Bonds | | | County PILOT | \$4,220.29 | \$4,220.29 |
| Not For Profit | No | | Local PILOT | \$15,222.72 | \$15,222.72 |
| Date Project approved | 3/13/2019 | | School District PILOT | \$33,654.86 | \$33,654.86 |
| Did IDA took Title to Property | Yes | | Total PILOT | \$53,097.87 | \$53,097.87 |
| Date IDA Took Title to Property | 8/21/2019 | | Net Exemptions | \$76,567.25 | |
| Year Financial Assistance is Planned to End | 2024 | Project Employment Information | | | |
| Notes | LaSalle Benedictine > ARHC > KMP . The project reported 46.98 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 46.87 | | | | |
| Location of Project | | # of FTEs before IDA Status | 51.00 | | |
| Address Line1 | 111 Marys Ave | Original Estimate of Jobs to be Created | 0.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | 0.00 To: 0.00 | | |
| State | NY | Original Estimate of Jobs to be Retained | 51.00 | | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | | |
| Province/Region | | Current # of FTEs | 46.87 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | -4.13 | | |
| Applicant Name | Kingston Medical Properties LLC | | | | |
| Address Line1 | c/o MB Real Estate | Project Status | | | |
| Address Line2 | | | | | |
| City | CHICAGO | Current Year Is Last Year for Reporting | | | |
| State | IL | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 60602 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-03-02 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | LaSalle Benedictine | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | \$0.00 | |
| Project Purpose Category | Civic Facility | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$6,874,460.00 | Total Exemptions | \$0.00 | |
| Benefited Project Amount | \$6,874,460.00 | Total Exemptions Net of RPTL Section 485-b | \$0.00 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$0.00 | \$0.00 |
| Not For Profit | Yes | Local PILOT | \$0.00 | \$0.00 |
| Date Project approved | 7/3/2003 | School District PILOT | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | 11/25/2003 | Net Exemptions | \$0.00 | |
| Year Financial Assistance is Planned to End | 2024 | Project Employment Information | | |
| Notes | Project was sold to Kingston Medical Properties, LLC. as of March 2019. | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | Medical Office | Original Estimate of Jobs to be Created | 57.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | |
| City | NEW PALTZ | Annualized Salary Range of Jobs to be Created | 0.00 | To: 0.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12561 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 0.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 0.00 | |
| Applicant Name | La Salle | | | |
| Address Line1 | 100 East Pratt Street | Project Status | | |
| Address Line2 | | | | |
| City | BALTIMORE | Current Year Is Last Year for Reporting | Yes | |
| State | MD | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 21202 | IDA Does Not Hold Title to the Property | Yes | |
| Province/Region | | The Project Receives No Tax Exemptions | Yes | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------|----------------------------------|-------------|
| Project Code | 5101-98-03 | | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | | |
| Project Name | LaSalle New Paltz | Local Sales Tax Exemption | \$0.00 | | |
| | | County Real Property Tax Exemption | \$19,801.63 | | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$56,781.32 | | |
| Original Project Code | | School Property Tax Exemption | \$112,136.86 | | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | | |
| Total Project Amount | \$4,000,000.00 | Total Exemptions | \$188,719.81 | | |
| Benefited Project Amount | \$4,000,000.00 | Total Exemptions Net of RPTL Section 485-b | \$188,719.81 | | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement | |
| Federal Tax Status of Bonds | | | County PILOT | \$0.00 | \$0.00 |
| Not For Profit | No | | Local PILOT | \$12,151.38 | \$12,151.38 |
| Date Project approved | 5/27/1998 | | School District PILOT | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | | Total PILOT | \$12,151.38 | \$12,151.38 |
| Date IDA Took Title to Property | 6/2/1998 | | Net Exemptions | \$176,568.43 | |
| Year Financial Assistance is Planned to End | 2024 | Project Employment Information | | | |
| Notes | Project was sold to LaSalle in 2005. The number of jobs to be retained on the application was 71. Now called Institute for Family Health. Complete tax free scenario except for some money paid to the Town of New Paltz each year. Current FTEs appear to be inaccurate. The project reported 170.4 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 144.50 | | | | |
| Location of Project | | # of FTEs before IDA Status | 28.00 | | |
| Address Line1 | Medical Office | Original Estimate of Jobs to be Created | 46.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | | |
| City | NEW PALTZ | Annualized Salary Range of Jobs to be Created | 0.00 | To: 0.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 28.00 | | |
| Zip - Plus4 | 12561 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | | |
| Province/Region | | Current # of FTEs | 144.50 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | 116.50 | | |
| Applicant Name | La Salle | Project Status | | | |
| Address Line1 | 100 East Pratt Street | | | | |
| Address Line2 | | | | | |
| City | BALTIMORE | Current Year Is Last Year for Reporting | | | |
| State | MD | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 21202 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-18-04 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Landmark Preservation, L.P. | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$42,682.54 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$153,957.18 | |
| Original Project Code | | School Property Tax Exemption | \$530,031.62 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$35,555,157.00 | Total Exemptions | \$726,671.34 | |
| Benefited Project Amount | \$28,688,332.00 | Total Exemptions Net of RPTL Section 485-b | \$0.00 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$30,202.91 | \$30,202.91 |
| Not For Profit | No | Local PILOT | \$108,942.77 | \$108,942.77 |
| Date Project approved | 2/14/2018 | School District PILOT | \$229,354.32 | \$229,354.32 |
| Did IDA took Title to Property | Yes | Total PILOT | \$368,500.00 | \$368,500.00 |
| Date IDA Took Title to Property | 9/1/2018 | Net Exemptions | \$358,171.34 | |
| Year Financial Assistance is Planned to End | 2052 | Project Employment Information | | |
| Notes | Deviated Pilot - 35 years. Consists of 2.9 acre parcel at 295 Broadway (Broadway Land) and 2.3 acre parcel at 1 Albany Avenue both in Kingston. Place of business is 295 Broadway, Kingston, NY. The project reported 10.50 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 10.87 | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 295 Broadway | Original Estimate of Jobs to be Created | 7.50 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 38,000.00 | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | 34,000.00 | To: 42,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 10.87 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 10.87 | |
| Applicant Name | Landmark Preservation, L.P. | Project Status | | |
| Address Line1 | c/o Francine Kellman | | | |
| Address Line2 | | | | |
| City | NEW YORK | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 10022 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------|--|------------------------------|----------------------------------|
| Project Code | 5101-13-01 | | | | |
| Project Type | Lease | State Sales Tax Exemption | | \$0.00 | |
| Project Name | MHMG-KM Kingston, LLC | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$187,394.65 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$311,649.51 | |
| Original Project Code | | School Property Tax Exemption | | \$1,350,348.98 | |
| Project Purpose Category | Civic Facility | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$32,843,672.00 | Total Exemptions | | \$1,849,393.14 | |
| Benefited Project Amount | \$32,843,672.00 | Total Exemptions Net of RPTL Section 485-b | | \$1,427,249.06 | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | | | County PILOT | \$19,906.97 |
| Not For Profit | No | | | Local PILOT | \$33,106.58 |
| Date Project approved | 3/13/2013 | | | School District PILOT | \$143,465.91 |
| Did IDA took Title to Property | Yes | | | Total PILOT | \$196,479.46 |
| Date IDA Took Title to Property | 3/19/2013 | | | Net Exemptions | \$1,652,913.68 |
| Year Financial Assistance is Planned to End | 2034 | Project Employment Information | | | |
| Notes | Also called DOC - 1561. | | | | |
| Location of Project | | # of FTEs before IDA Status | | 88.00 | |
| Address Line1 | 1561 Ulster Avenue | Original Estimate of Jobs to be Created | | 54.10 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | | 0.00 | |
| City | LAKE KATRINE | Annualized Salary Range of Jobs to be Created | | 0.00 | To: 0.00 |
| State | NY | Original Estimate of Jobs to be Retained | | 88.00 | |
| Zip - Plus4 | 12449 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | | 0.00 | |
| Province/Region | | Current # of FTEs | | 121.94 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | | 0.00 | |
| Applicant Information | | Net Employment Change | | 33.94 | |
| Applicant Name | Joseph T. Kirchhoff | Project Status | | | |
| Address Line1 | 199 West Road | | | | |
| Address Line2 | | | | | |
| City | PLEASANT VALLEY | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | | Yes | |
| Zip - Plus4 | 12569 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-11-01 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | MHVFCU - Port Ewen | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$4,421.59 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$3,960.04 | |
| Original Project Code | | School Property Tax Exemption | \$28,081.78 | |
| Project Purpose Category | Finance, Insurance and Real Estate | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$2,500,000.00 | Total Exemptions | \$36,463.41 | |
| Benefited Project Amount | \$1,339,098.00 | Total Exemptions Net of RPTL Section 485-b | \$34,981.33 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$2,696.31 | \$2,696.31 |
| Not For Profit | No | Local PILOT | \$2,414.85 | \$2,414.85 |
| Date Project approved | 2/28/2011 | School District PILOT | \$16,531.48 | \$16,531.48 |
| Did IDA took Title to Property | Yes | Total PILOT | \$21,642.64 | \$21,642.64 |
| Date IDA Took Title to Property | 2/28/2011 | Net Exemptions | \$14,820.77 | |
| Year Financial Assistance is Planned to End | 2022 | Project Employment Information | | |
| Notes | | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 185 Broadway | Original Estimate of Jobs to be Created | 7.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 36,970.00 | |
| City | PORT EWEN | Annualized Salary Range of Jobs to be Created | 29,700.00 | To: 57,900.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12466 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 8.89 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 8.89 | |
| Applicant Name | William Spearman | | | |
| Address Line1 | 1099 Morton Blvd | Project Status | | |
| Address Line2 | | | | |
| City | KINGSTON | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12401 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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Run Date: 09/30/2021
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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------|----------------------------|----------------------------------|
| Project Code | 5101-18-02 | | | | |
| Project Type | Lease | State Sales Tax Exemption | | \$0.00 | |
| Project Name | Marlboro Distr. RTE 9 LLC. | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | | \$111,813.07 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$6,112,000.00 | Total Exemptions | | \$111,813.07 | |
| Benefited Project Amount | \$6,010,000.00 | Total Exemptions Net of RPTL Section 485-b | | \$59,312.45 | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$0.00 | \$0.00 | \$0.00 |
| Not For Profit | No | Local PILOT | \$0.00 | \$0.00 | \$0.00 |
| Date Project approved | 5/9/2018 | School District PILOT | \$64,562.51 | \$64,562.51 | \$64,562.51 |
| Did IDA took Title to Property | Yes | Total PILOT | \$64,562.51 | \$64,562.51 | \$64,562.51 |
| Date IDA Took Title to Property | 6/1/2018 | Net Exemptions | \$47,250.56 | | |
| Year Financial Assistance is Planned to End | 2028 | Project Employment Information | | | |
| Notes | The project reported 7 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 7.73 | | | | |
| Location of Project | | # of FTEs before IDA Status | 11.00 | | |
| Address Line1 | 1100 NYS Route 9W | Original Estimate of Jobs to be Created | 13.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 34,600.00 | | |
| City | MARLBORO | Annualized Salary Range of Jobs to be Created | 20,000.00 | To: 60,000.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 11.00 | | |
| Zip - Plus4 | 12542 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 34,600.00 | | |
| Province/Region | | Current # of FTEs | 7.73 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | -3.27 | | |
| Applicant Name | Gary Krupnick | | | | |
| Address Line1 | c/o West Rac Contracting Corp. | Project Status | | | |
| Address Line2 | | | | | |
| City | HAUPPAUGE | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 11788 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-02-02 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Mid-Hudson Valley FCU - Kingston | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | \$0.00 | |
| Project Purpose Category | Finance, Insurance and Real Estate | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$1,580,000.00 | Total Exemptions | \$0.00 | |
| Benefited Project Amount | \$1,580,000.00 | Total Exemptions Net of RPTL Section 485-b | \$0.00 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$0.00 | \$0.00 |
| Not For Profit | No | Local PILOT | \$0.00 | \$0.00 |
| Date Project approved | 9/25/2002 | School District PILOT | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | 12/23/2002 | Net Exemptions | \$0.00 | |
| Year Financial Assistance is Planned to End | 2018 | Project Employment Information | | |
| Notes | This ends in 2018. PILOT is over. The project did not respond with employment information as requested. | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 1099 Morton Avenue | Original Estimate of Jobs to be Created | 7.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 30,763.00 | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | 18,326.00 | To: 58,367.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 0.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 0.00 | |
| Applicant Name | William Spearman | Project Status | | |
| Address Line1 | 1099 Morton Blvd | | | |
| Address Line2 | | | | |
| City | KINGSTON | Current Year Is Last Year for Reporting | Yes | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12401 | IDA Does Not Hold Title to the Property | Yes | |
| Province/Region | | The Project Receives No Tax Exemptions | Yes | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-10-01 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | PSH Development | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$5,885.85 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$9,161.99 | |
| Original Project Code | | School Property Tax Exemption | \$29,528.35 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$1,200,000.00 | Total Exemptions | \$44,576.19 | |
| Benefited Project Amount | \$114,946.00 | Total Exemptions Net of RPTL Section 485-b | \$42,850.66 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$3,607.46 | \$3,607.46 |
| Not For Profit | No | Local PILOT | \$5,615.41 | \$5,615.41 |
| Date Project approved | 8/11/2010 | School District PILOT | \$18,098.03 | \$18,098.03 |
| Did IDA took Title to Property | Yes | Total PILOT | \$27,320.90 | \$27,320.90 |
| Date IDA Took Title to Property | 9/2/2010 | Net Exemptions | \$17,255.29 | |
| Year Financial Assistance is Planned to End | 2021 | Project Employment Information | | |
| Notes | Current number of FTEs appear to be inaccurate. Based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 10.60. | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 2976 Route 9W | Original Estimate of Jobs to be Created | 11.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 26,495.00 | |
| City | SAUGERTIES | Annualized Salary Range of Jobs to be Created | 24,960.00 | To: 75,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12477 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 13.36 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 13.36 | |
| Applicant Name | PSH Development | | | |
| Address Line1 | 95 Stippa Road | Project Status | | |
| Address Line2 | | | | |
| City | COXSACKIE | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12051 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-10-002 | | | |
| Project Type | Bonds/Notes Issuance | State Sales Tax Exemption | \$0.00 | |
| Project Name | Partition Street | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$17,109.93 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$42,274.30 | |
| Original Project Code | | School Property Tax Exemption | \$85,837.78 | |
| Project Purpose Category | Other Categories | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$11,047,077.00 | Total Exemptions | \$145,222.01 | |
| Benefited Project Amount | \$11,047,077.00 | Total Exemptions Net of RPTL Section 485-b | \$132,535.23 | |
| Bond/Note Amount | \$8,833,000.00 | Pilot payment Information | | |
| Annual Lease Payment | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | Tax Exempt | County PILOT | \$9,636.20 | \$9,636.20 |
| Not For Profit | No | Local PILOT | \$23,808.64 | \$23,808.62 |
| Date Project approved | 12/8/2010 | School District PILOT | \$48,343.29 | \$48,343.29 |
| Did IDA took Title to Property | Yes | Total PILOT | \$81,788.13 | \$81,788.11 |
| Date IDA Took Title to Property | 12/31/2010 | Net Exemptions | \$63,433.88 | |
| Year Financial Assistance is Planned to End | 2022 | Project Employment Information | | |
| Notes | Bond and PILOT. Current FTEs appear to be inaccurate. Based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 50.28. | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | Partition and Dock Streets | Original Estimate of Jobs to be Created | 40.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | |
| City | SAUGERTIES | Annualized Salary Range of Jobs to be Created | 0.00 To: 0.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12477 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 6.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 6.00 | |
| Applicant Name | Partition Street Project LLC | | | |
| Address Line1 | 319 Main Street | Project Status | | |
| Address Line2 | | | | |
| City | SAUGERTIES | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | | |
| Zip - Plus4 | 12477 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--|------------------------------|----------------------------------|
| Project Code | 5101-09-002 | | | | |
| Project Type | Lease | State Sales Tax Exemption | | \$0.00 | |
| Project Name | Rocking Horse Ranch | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$2,483.12 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$2,272.04 | |
| Original Project Code | | School Property Tax Exemption | | \$0.00 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$2,702,401.00 | Total Exemptions | | \$4,755.16 | |
| Benefited Project Amount | \$413,400.00 | Total Exemptions Net of RPTL Section 485-b | | \$4,755.16 | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | | | County PILOT | \$1,241.56 |
| Not For Profit | No | | | Local PILOT | \$1,136.02 |
| Date Project approved | 4/15/2009 | | | School District PILOT | \$0.00 |
| Did IDA took Title to Property | Yes | | | Total PILOT | \$2,377.58 |
| Date IDA Took Title to Property | 7/10/2009 | | | Net Exemptions | \$2,377.58 |
| Year Financial Assistance is Planned to End | 2020 | | | | |
| Notes | Current FTEs appear to be inaccurate. Based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 160.95. | | | | |
| Location of Project | | # of FTEs before IDA Status | | 225.00 | |
| Address Line1 | 600 Route 44/55 | Original Estimate of Jobs to be Created | | 24.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | | 27,000.00 | |
| City | PLATTEKILL | Annualized Salary Range of Jobs to be Created | | 15,000.00 | To: 50,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | | 225.00 | |
| Zip - Plus4 | 12568 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | | 32,000.00 | |
| Province/Region | | Current # of FTEs | | 158.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | | 0.00 | |
| Applicant Information | | Net Employment Change | | -67.00 | |
| Applicant Name | Tee Bar Corp. | | | | |
| Address Line1 | 600 Route 44/55 | Project Status | | | |
| Address Line2 | | | | | |
| City | HIGHLAND | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | | Yes | |
| Zip - Plus4 | 12528 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-17-03 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Saugerties NY Hospitality, LLC | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$16,988.02 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$26,443.75 | |
| Original Project Code | | School Property Tax Exemption | \$85,226.16 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$6,890,000.00 | Total Exemptions | \$128,657.93 | |
| Benefited Project Amount | \$6,890,000.00 | Total Exemptions Net of RPTL Section 485-b | \$82,643.80 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$1,798.73 | \$1,798.73 |
| Not For Profit | | Local PILOT | \$2,799.93 | \$2,799.93 |
| Date Project approved | 6/14/2017 | School District PILOT | \$9,023.95 | \$9,023.95 |
| Did IDA took Title to Property | Yes | Total PILOT | \$13,622.61 | \$13,622.61 |
| Date IDA Took Title to Property | 11/1/2017 | Net Exemptions | \$115,035.32 | |
| Year Financial Assistance is Planned to End | 2033 | Project Employment Information | | |
| Notes | Current FTEs appear to be inaccurate. Based on supporting documents sent for verification of payroll information reported, current FTEs appears to be 11.28 | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 2778 Route 32 | Original Estimate of Jobs to be Created | 11.40 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 27,455.00 | |
| City | SAUGERTIES | Annualized Salary Range of Jobs to be Created | 18,000.00 | To: 60,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12477 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 15.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 15.00 | |
| Applicant Name | Bipin Patel | | | |
| Address Line1 | 2778 Route 32 | Project Status | | |
| Address Line2 | | | | |
| City | SAUGERTIES | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12477 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------|----------------------------|----------------------------------|
| Project Code | 5101-01-04 | | | | |
| Project Type | Bonds/Notes Issuance | State Sales Tax Exemption | | \$0.00 | |
| Project Name | Selux Corporation | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | | \$0.00 | |
| Project Purpose Category | Manufacturing | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$3,767,267.00 | Total Exemptions | | \$0.00 | |
| Benefited Project Amount | \$2,746,036.00 | Total Exemptions Net of RPTL Section 485-b | | \$0.00 | |
| Bond/Note Amount | \$3,500,000.00 | Pilot payment Information | | | |
| Annual Lease Payment | | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | Taxable | County PILOT | \$0.00 | \$0.00 | |
| Not For Profit | No | Local PILOT | \$0.00 | \$0.00 | |
| Date Project approved | 10/31/2001 | School District PILOT | \$0.00 | \$0.00 | |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | \$0.00 | |
| Date IDA Took Title to Property | 12/11/2001 | Net Exemptions | \$0.00 | | |
| Year Financial Assistance is Planned to End | 2024 | Project Employment Information | | | |
| Notes | This is 3 separate projects. The total of number of jobs retained should be 122. The total number created should be 36. PILOT is done; only bonds remain. The project reported 171 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 121.30 | | | | |
| Location of Project | | # of FTEs before IDA Status | 32.00 | | |
| Address Line1 | 5 Lumen Lane | Original Estimate of Jobs to be Created | 0.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | | |
| City | HIGHLAND | Annualized Salary Range of Jobs to be Created | 0.00 | To: 0.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 32.00 | | |
| Zip - Plus4 | 12528 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 34,788.00 | | |
| Province/Region | | Current # of FTEs | 121.30 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | 89.30 | | |
| Applicant Name | Veit Muller | Project Status | | | |
| Address Line1 | 3 Lumen Lane | | | | |
| Address Line2 | | | | | |
| City | HIGHLAND | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | | | |
| Zip - Plus4 | 12528 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | Yes | | |
| Country | USA | | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-06-02 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Spotted Dog Ventures | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | \$0.00 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$5,002,000.00 | Total Exemptions | \$0.00 | |
| Benefited Project Amount | \$5,002,000.00 | Total Exemptions Net of RPTL Section 485-b | \$0.00 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$0.00 | \$0.00 |
| Not For Profit | No | Local PILOT | \$0.00 | \$0.00 |
| Date Project approved | 1/25/2006 | School District PILOT | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | 3/24/2006 | Net Exemptions | \$0.00 | |
| Year Financial Assistance is Planned to End | 2017 | Project Employment Information | | |
| Notes | Original estimate of jobs to be created should be 43. Original estimate of jobs to be retained should be 43. Total 86. Pilot over in 2017. The project did not respond with employment information as requested. | | | |
| Location of Project | | # of FTEs before IDA Status | 123.00 | |
| Address Line1 | 5340 Route 28 | Original Estimate of Jobs to be Created | 40.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | |
| City | MOUNT TREMPER | Annualized Salary Range of Jobs to be Created | 16,000.00 | To: 40,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 123.00 | |
| Zip - Plus4 | 12457 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 0.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | -123.00 | |
| Applicant Name | Dean Gitter | | | |
| Address Line1 | 5340 Route 28 | Project Status | | |
| Address Line2 | | | | |
| City | MOUNT TREMPER | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12457 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | Yes | |
| Country | USA | | | |

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| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-19-01 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$18,832.82 | |
| Project Name | Star Estate Development Group LLC | Local Sales Tax Exemption | \$18,832.83 | |
| | | County Real Property Tax Exemption | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | \$27,464.95 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$1,725.00 | |
| Total Project Amount | \$1,983,000.00 | Total Exemptions | \$66,855.60 | |
| Benefited Project Amount | \$1,983,000.00 | Total Exemptions Net of RPTL Section 485-b | \$0.00 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$0.00 | \$0.00 |
| Not For Profit | No | Local PILOT | \$0.00 | \$0.00 |
| Date Project approved | 11/9/2016 | School District PILOT | \$0.00 | \$28,269.40 |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | \$28,269.40 |
| Date IDA Took Title to Property | 6/26/2019 | Net Exemptions | \$66,855.60 | |
| Year Financial Assistance is Planned to End | 2030 | Project Employment Information | | |
| Notes | | | | |
| Location of Project | | # of FTEs before IDA Status | 2.00 | |
| Address Line1 | 1835 Broadway | Original Estimate of Jobs to be Created | 26.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 66,885.00 | |
| City | WEST PARK | Annualized Salary Range of Jobs to be Created | 35,000.00 | To: 127,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 2.00 | |
| Zip - Plus4 | 12493 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 98,500.00 | |
| Province/Region | | Current # of FTEs | 0.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | -2.00 | |
| Applicant Name | Star Estate Development Group | Project Status | | |
| Address Line1 | 1835 Broadway | | | |
| Address Line2 | | | | |
| City | WEST PARK | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12493 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021
 Status: CERTIFIED
 Certified Date: 09/30/2021

| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------|----------------------------------|-------------|
| Project Code | 5101-12-02 | | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | | |
| Project Name | Stavo Industries, Inc. | Local Sales Tax Exemption | \$0.00 | | |
| | | County Real Property Tax Exemption | \$8,058.47 | | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$29,067.14 | | |
| Original Project Code | | School Property Tax Exemption | \$64,262.54 | | |
| Project Purpose Category | Manufacturing | Mortgage Recording Tax Exemption | \$0.00 | | |
| Total Project Amount | \$6,680,000.00 | Total Exemptions | \$101,388.15 | | |
| Benefited Project Amount | \$6,480,000.00 | Total Exemptions Net of RPTL Section 485-b | \$88,050.10 | | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement | |
| Federal Tax Status of Bonds | | | County PILOT | \$5,524.22 | \$5,524.22 |
| Not For Profit | No | | Local PILOT | \$19,926.03 | \$19,926.03 |
| Date Project approved | 4/18/2012 | | School District PILOT | \$41,949.75 | \$41,949.75 |
| Did IDA took Title to Property | Yes | | Total PILOT | \$67,400.00 | \$67,400.00 |
| Date IDA Took Title to Property | 12/20/2012 | | Net Exemptions | \$33,988.15 | |
| Year Financial Assistance is Planned to End | 2029 | Project Employment Information | | | |
| Notes | JOBS TO BE CREATED IS OVER A 3 YEAR PERIOD!! YEAR 1 IS 2013, 2 JOBS. YEAR 2 IS 2014, 3 JOBS. YEAR 3 IS 2015, 3 JOBS. Current number of FTEs appear to be inaccurate. The project reported 64.99 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 62.92 | | | | |
| Location of Project | | # of FTEs before IDA Status | 51.00 | | |
| Address Line1 | 132 Flatbush Avenue | Original Estimate of Jobs to be Created | 8.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 57,482.00 | | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | 25,000.00 | To: 100,000.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 51.00 | | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 47,632.00 | | |
| Province/Region | | Current # of FTEs | 62.92 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | 11.92 | | |
| Applicant Name | Stavo Industries, Inc. | Project Status | | | |
| Address Line1 | 8 North Front Street | | | | |
| Address Line2 | | | | | |
| City | KINGSTON | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 12402 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021
 Status: CERTIFIED
 Certified Date: 09/30/2021

| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|-------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-17-04 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | The Greenhouses Hotel, LLC | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$8,049.47 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$6,967.41 | |
| Original Project Code | | School Property Tax Exemption | \$50,173.08 | |
| Project Purpose Category | Services | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$2,641,644.00 | Total Exemptions | \$65,189.96 | |
| Benefited Project Amount | \$2,408,000.00 | Total Exemptions Net of RPTL Section 485-b | \$40,744.53 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$0.00 | \$508.28 |
| Not For Profit | No | Local PILOT | \$0.00 | \$439.95 |
| Date Project approved | 12/14/2016 | School District PILOT | \$0.00 | \$3,168.15 |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | \$4,116.38 |
| Date IDA Took Title to Property | 12/1/2017 | Net Exemptions | \$65,189.96 | |
| Year Financial Assistance is Planned to End | 2033 | Project Employment Information | | |
| Notes | | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 2187 Bruynswick Road | Original Estimate of Jobs to be Created | 16.60 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 25,461.00 | |
| City | WALLKILL | Annualized Salary Range of Jobs to be Created | 22,800.00 | To: 50,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12589 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 4.27 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 4.27 | |
| Applicant Name | Douglas Posey, III, President | Project Status | | |
| Address Line1 | 2187 Bruynswick Road | | | |
| Address Line2 | | | | |
| City | WALLKILL | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12589 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021
 Status: CERTIFIED
 Certified Date: 09/30/2021

| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------|----------------------------------|--------|
| Project Code | 5101-17-02 | | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | | |
| Project Name | UPAC, LLC | Local Sales Tax Exemption | \$0.00 | | |
| | | County Real Property Tax Exemption | \$13,516.67 | | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$48,755.01 | | |
| Original Project Code | | School Property Tax Exemption | \$107,789.11 | | |
| Project Purpose Category | Civic Facility | Mortgage Recording Tax Exemption | \$0.00 | | |
| Total Project Amount | \$4,759,010.00 | Total Exemptions | \$170,060.79 | | |
| Benefited Project Amount | \$4,759,010.00 | Total Exemptions Net of RPTL Section 485-b | \$146,421.84 | | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement | |
| Federal Tax Status of Bonds | | | County PILOT | \$0.00 | \$0.00 |
| Not For Profit | No | | Local PILOT | \$0.00 | \$0.00 |
| Date Project approved | 12/14/2016 | | School District PILOT | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | | Total PILOT | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | 5/1/2017 | | Net Exemptions | \$170,060.79 | |
| Year Financial Assistance is Planned to End | 2025 | Project Employment Information | | | |
| Notes | The project reported 12.80 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 12.56 | | | | |
| Location of Project | | # of FTEs before IDA Status | 13.30 | | |
| Address Line1 | 601 Broadway | Original Estimate of Jobs to be Created | 3.10 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 41,102.00 | | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | 32,760.00 | To: 36,400.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 13.30 | | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 41,102.00 | | |
| Province/Region | | Current # of FTEs | 12.56 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | -0.74 | | |
| Applicant Name | UPAC. LLC | | | | |
| Address Line1 | 601 Broadway | Project Status | | | |
| Address Line2 | | | | | |
| City | KINGSTON | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | | |
| Zip - Plus4 | 12401 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021
 Status: CERTIFIED
 Certified Date: 09/30/2021

| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--|------------------------------|----------------------------------|
| Project Code | 5101-13-02a | | | | |
| Project Type | Lease | State Sales Tax Exemption | | \$0.00 | |
| Project Name | Ulster NH Realty LLC | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | | \$313,884.42 | |
| Project Purpose Category | Other Categories | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$42,200,000.00 | Total Exemptions | | \$313,884.42 | |
| Benefited Project Amount | \$42,200,000.00 | Total Exemptions Net of RPTL Section 485-b | | \$256,696.13 | |
| Bond/Note Amount | | Pilot payment Information | | | |
| Annual Lease Payment | \$0.00 | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | | | County PILOT | \$0.00 |
| Not For Profit | No | | | Local PILOT | \$0.00 |
| Date Project approved | 8/25/2020 | | | School District PILOT | \$0.00 |
| Did IDA took Title to Property | Yes | | | Total PILOT | \$94,360.68 |
| Date IDA Took Title to Property | 8/1/2020 | | | Net Exemptions | \$94,360.68 |
| Year Financial Assistance is Planned to End | 2038 | | | | |
| Notes | reassignment of benefits from Golden Hill Acquisition. The project reported 201 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 205.8 | | | | |
| Location of Project | | # of FTEs before IDA Status | | 330.00 | |
| Address Line1 | 99 Golden Hill Drive | Original Estimate of Jobs to be Created | | 0.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | | 0.00 | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | | 0.00 | To: 0.00 |
| State | NY | Original Estimate of Jobs to be Retained | | 330.00 | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | | 59,307.61 | |
| Province/Region | | Current # of FTEs | | 205.80 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | | 0.00 | |
| Applicant Information | | Net Employment Change | | -124.20 | |
| Applicant Name | Ulster NH Realty, LLC | | | | |
| Address Line1 | 97 Morton Street | Project Status | | | |
| Address Line2 | | | | | |
| City | BROOKLYN | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | | Yes | |
| Zip - Plus4 | 11249 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | | |
| Country | USA | | | | |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021
 Status: CERTIFIED
 Certified Date: 09/30/2021

| General Project Information | | Project Tax Exemptions & PILOT | | Payment Information | |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------|----------------------------|----------------------------------|
| Project Code | 5101-98-07 | | | | |
| Project Type | Bonds/Notes Issuance | State Sales Tax Exemption | | \$0.00 | |
| Project Name | Viking Industries | Local Sales Tax Exemption | | \$0.00 | |
| | | County Real Property Tax Exemption | | \$0.00 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | | \$0.00 | |
| Original Project Code | | School Property Tax Exemption | | \$0.00 | |
| Project Purpose Category | Manufacturing | Mortgage Recording Tax Exemption | | \$0.00 | |
| Total Project Amount | \$4,374,000.00 | Total Exemptions | | \$0.00 | |
| Benefited Project Amount | \$3,800,000.00 | Total Exemptions Net of RPTL Section 485-b | | \$0.00 | |
| Bond/Note Amount | \$3,800,000.00 | Pilot payment Information | | | |
| Annual Lease Payment | | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | Taxable | County PILOT | \$0.00 | \$0.00 | \$0.00 |
| Not For Profit | No | Local PILOT | \$0.00 | \$0.00 | \$0.00 |
| Date Project approved | 10/28/1998 | School District PILOT | \$0.00 | \$0.00 | \$0.00 |
| Did IDA took Title to Property | Yes | Total PILOT | \$0.00 | \$0.00 | \$0.00 |
| Date IDA Took Title to Property | 12/9/1998 | Net Exemptions | \$0.00 | | |
| Year Financial Assistance is Planned to End | 2026 | Project Employment Information | | | |
| Notes | There were 3 Viking projects. Two are still existent. The total number of jobs should be 75. Status of project is uncertain. Significant confusion on their part that since their PILOT was over, but they still had bonds outstanding. | | | | |
| Location of Project | | # of FTEs before IDA Status | 62.00 | | |
| Address Line1 | 89 South Ohioville Road | Original Estimate of Jobs to be Created | 10.00 | | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 0.00 | | |
| City | NEW PALTZ | Annualized Salary Range of Jobs to be Created | 19,760.00 | To: 31,200.00 | |
| State | NY | Original Estimate of Jobs to be Retained | 62.00 | | |
| Zip - Plus4 | 12561 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | | |
| Province/Region | | Current # of FTEs | 0.00 | | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | | |
| Applicant Information | | Net Employment Change | -62.00 | | |
| Applicant Name | Richard Croce | | | | |
| Address Line1 | 89 South Ohioville Road | Project Status | | | |
| Address Line2 | | | | | |
| City | NEW PALTZ | Current Year Is Last Year for Reporting | | | |
| State | NY | There is no Debt Outstanding for this Project | | | |
| Zip - Plus4 | 12561 | IDA Does Not Hold Title to the Property | | | |
| Province/Region | | The Project Receives No Tax Exemptions | | Yes | |
| Country | USA | | | | |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021
 Status: CERTIFIED
 Certified Date: 09/30/2021

| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-12-01 | | | |
| Project Type | Lease | State Sales Tax Exemption | \$0.00 | |
| Project Name | Wolf-tec, Inc. | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$13,092.54 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$47,225.16 | |
| Original Project Code | | School Property Tax Exemption | \$104,406.87 | |
| Project Purpose Category | Manufacturing | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$6,020,000.00 | Total Exemptions | \$164,724.57 | |
| Benefited Project Amount | \$5,905,000.00 | Total Exemptions Net of RPTL Section 485-b | \$0.00 | |
| Bond/Note Amount | | Pilot payment Information | | |
| Annual Lease Payment | \$0.00 | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | | County PILOT | \$6,515.96 | \$6,515.96 |
| Not For Profit | No | Local PILOT | \$23,503.26 | \$23,503.26 |
| Date Project approved | 4/18/2012 | School District PILOT | \$49,480.78 | \$49,480.78 |
| Did IDA took Title to Property | Yes | Total PILOT | \$79,500.00 | \$79,500.00 |
| Date IDA Took Title to Property | 12/20/2012 | Net Exemptions | \$85,224.57 | |
| Year Financial Assistance is Planned to End | 2029 | Project Employment Information | | |
| Notes | Jobs to be created over a 3 year period. Year 1 is 2013, 11 jobs. Year 2 is 2014, 15 jobs. Year 3 is 2015, 5 jobs. The project reported 109 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 97.24 | | | |
| Location of Project | | # of FTEs before IDA Status | 74.00 | |
| Address Line1 | 132 Flatbush Avenue | Original Estimate of Jobs to be Created | 31.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 60,000.00 | |
| City | KINGSTON | Annualized Salary Range of Jobs to be Created | 36,000.00 | To: 100,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 74.00 | |
| Zip - Plus4 | 12401 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 60,000.00 | |
| Province/Region | | Current # of FTEs | 97.24 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 23.24 | |
| Applicant Name | Wolf-tec, Inc. | | | |
| Address Line1 | 20 Kieffer Lane | Project Status | | |
| Address Line2 | | | | |
| City | KINGSTON | Current Year Is Last Year for Reporting | | |
| State | NY | There is no Debt Outstanding for this Project | Yes | |
| Zip - Plus4 | 12401 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021
 Status: CERTIFIED
 Certified Date: 09/30/2021

| General Project Information | | Project Tax Exemptions & PILOT | Payment Information | |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------|----------------------------------|
| Project Code | 5101-07-02 | | | |
| Project Type | Bonds/Notes Issuance | State Sales Tax Exemption | \$0.00 | |
| Project Name | Woodland Ponds | Local Sales Tax Exemption | \$0.00 | |
| | | County Real Property Tax Exemption | \$148,247.50 | |
| Project Part of Another Phase or Multi Phase | No | Local Property Tax Exemption | \$425,100.82 | |
| Original Project Code | | School Property Tax Exemption | \$839,527.36 | |
| Project Purpose Category | Civic Facility | Mortgage Recording Tax Exemption | \$0.00 | |
| Total Project Amount | \$117,490,000.00 | Total Exemptions | \$1,412,875.68 | |
| Benefited Project Amount | \$117,490,000.00 | Total Exemptions Net of RPTL Section 485-b | \$1,412,875.68 | |
| Bond/Note Amount | \$117,490,000.00 | Pilot payment Information | | |
| Annual Lease Payment | | | Actual Payment Made | Payment Due Per Agreement |
| Federal Tax Status of Bonds | Tax Exempt | County PILOT | \$79,509.64 | \$79,509.64 |
| Not For Profit | Yes | Local PILOT | \$242,994.50 | \$242,994.50 |
| Date Project approved | 10/17/2007 | School District PILOT | \$442,495.86 | \$442,495.86 |
| Did IDA took Title to Property | Yes | Total PILOT | \$765,000.00 | \$765,000.00 |
| Date IDA Took Title to Property | 10/31/2007 | Net Exemptions | \$647,875.68 | |
| Year Financial Assistance is Planned to End | 2042 | Project Employment Information | | |
| Notes | # of FTEs before IDA status should be 3. Original estimate of jobs to be created should be 112. The project reported 170.16 current FTEs. According to our calculations based on supporting documents sent for verification of payroll information report, current FTEs appears to be 208 | | | |
| Location of Project | | # of FTEs before IDA Status | 0.00 | |
| Address Line1 | 60 Pakr Lane | Original Estimate of Jobs to be Created | 126.00 | |
| Address Line2 | | Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) | 55,000.00 | |
| City | HIGHLAND | Annualized Salary Range of Jobs to be Created | 21,536.00 | To: 151,000.00 |
| State | NY | Original Estimate of Jobs to be Retained | 0.00 | |
| Zip - Plus4 | 12528 | Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) | 0.00 | |
| Province/Region | | Current # of FTEs | 208.00 | |
| Country | United States | # of FTE Construction Jobs during Fiscal Year | 0.00 | |
| Applicant Information | | Net Employment Change | 208.00 | |
| Applicant Name | Cynthia Rozenberg | | | |
| Address Line1 | 20000 Horizon Way | Project Status | | |
| Address Line2 | | | | |
| City | MOUNT LAUREL | Current Year Is Last Year for Reporting | | |
| State | NJ | There is no Debt Outstanding for this Project | | |
| Zip - Plus4 | 08054 | IDA Does Not Hold Title to the Property | | |
| Province/Region | | The Project Receives No Tax Exemptions | | |
| Country | USA | | | |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021

Status: CERTIFIED

Certified Date: 09/30/2021

IDA Projects Summary Information:

| Total Number of Projects | Total Exemptions | Total PILOT Paid | Net Exemptions | Net Employment Change |
|--------------------------|------------------|------------------|----------------|-----------------------|
| 36 | \$8,398,147.09 | \$3,362,276.96 | \$5,035,870.13 | 226 |

Annual Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date: 09/30/2021

Status: CERTIFIED

Certified Date: 09/30/2021

Additional Comments

The report was submitted after the deadline due to restrictions placed on the Agency and its projects from challenges of COVID-19. The Agency and a number of its projects struggled with staffing due to school closures and lack of staff in the office.

Certified Financial Audit for Ulster County Industrial Development Agency
 Fiscal Year Ending: 12/31/2020

Run Date: 06/01/2021
 Status: CERTIFIED
 Certified Date : 06/01/2021

Financial Documents

| Question | Response |
|--------------------------------------------------------------------------|----------|
| 1. Attach the independent audit of the Authority's financial statements. | N/A |

| URL (If Applicable) | Attachments |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/UCIDA-2020-FS-Issued.pdf | Attachment Included |

| Question | Response |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements? | Yes |

| URL (If Applicable) | Attachments |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/UCIDA-2020-FS-Issued.pdf | Attachment Included |

| Question | Response |
|----------------------------------------------------------------------------------------------------------------------------|----------|
| 3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority? | Yes |

| URL (If Applicable) | Attachments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/UCIDA-2020-Governance-letter.pdf | Attachment Included |

| Question | Response |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements. | |

| URL (If Applicable) | Attachments |
|---------------------|-------------|
| | |

Additional Comments

The report was submitted after the deadline due to restrictions placed on the Agency and its projects from challenges of COVID-19. The Agency and a number of its projects struggled with staffing due to

Certified Financial Audit for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

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school closures and lack of staff in the office.

Investment Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

Run Date : 06/01/2021

Status: CERTIFIED

Certified Date: 06/01/2021

Investment Information

| Question | Response | URL (If Applicable) |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL? | Yes | https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/UCIDA-Investment-Report-2020.pdf |
| 2. Are the Authority's investment guidelines reviewed and approved annually? | Yes | |
| 3. Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL? | Yes | https://www.ulstercountyida.com/financial/ |
| 4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments? | Yes | https://www.ulstercountyida.com/financial/ |

Additional Comments

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Procurement Report for Ulster County Industrial Development Agency

Fiscal Year Ending: 12/31/2020

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Certified Date : 06/01/2021

Procurement Information:

| Question | Response | URL (If Applicable) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Does the Authority have procurement guidelines? | Yes | https://secureservercdn.net/166.62.110.72/663.a2c.myftpupload.com/wp-content/uploads/2-17-2021-PROCUREMENT-POLICY-Revision.pdf |
| 2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board? | Yes | |
| 3. Does the Authority allow for exceptions to the procurement guidelines? | No | |
| 4. Does the Authority assign credit cards to employees for travel and/or business purchases? | No | |
| 5. Does the Authority require prospective bidders to sign a non-collusion agreement? | Yes | |
| 6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts? | Yes | |
| 7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"? | Yes | |
| 8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law? | No | |
| 8a. If Yes, was a record made of this impermissible contact? | | |
| 9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law? | Yes | |

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Procurement Transactions Listing:

| | | | |
|------------------------------------------------------------------|--------------------------------------|--------------------------------|---------------------------------|
| 1. Vendor Name | All Surface Entertainment, Inc. | Address Line1 | 41 Main Street |
| Type of Procurement | Other Professional Services | Address Line2 | #761 |
| Award Process | Authority Contract - Competitive Bid | City | NEW PALTZ |
| Award Date | 3/1/2020 | State | NY |
| End Date | 2/28/2021 | Postal Code | 12561 |
| Fair Market Value | | Plus 4 | |
| Amount | \$11,140.00 | Province/Region | |
| Amount Expended For Fiscal Year | \$11,140.00 | Country | United States |
| Explain why the Fair Market Value is Less than the Amount | | Procurement Description | Website, Marketing, Live Stream |

| | | | |
|------------------------------------------------------------------|--------------------------------------|--------------------------------|------------------------|
| 2. Vendor Name | Christopher J. O'Connor, CPA | Address Line1 | 130 North Front Street |
| Type of Procurement | Staffing Services | Address Line2 | |
| Award Process | Authority Contract - Competitive Bid | City | KINGSTON |
| Award Date | 7/1/2019 | State | NY |
| End Date | 6/30/2020 | Postal Code | 12401 |
| Fair Market Value | | Plus 4 | |
| Amount | \$162,142.50 | Province/Region | |
| Amount Expended For Fiscal Year | \$162,142.50 | Country | United States |
| Explain why the Fair Market Value is Less than the Amount | | Procurement Description | Administrative Staff |

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| | | | |
|------------------------------------------------------------------|------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 3. Vendor Name | Hodgson Russ | Address Line1 | 677 Broadway, Suite 301 |
| Type of Procurement | Legal Services | Address Line2 | |
| Award Process | Authority Contract - Non-Competitive Bid | City | ALBANY |
| Award Date | 1/1/2020 | State | NY |
| End Date | 12/31/2020 | Postal Code | 12207 |
| Fair Market Value | | Plus 4 | |
| Amount | \$14,487.96 | Province/Region | |
| Amount Expended For Fiscal Year | \$14,487.96 | Country | United States |
| Explain why the Fair Market Value is Less than the Amount | | Procurement Description | Legal Services in connection with Lawsuit instituted by potential client who was denied a PILOT & general legal services |

| | | | |
|------------------------------------------------------------------|--------------------------------------|--------------------------------|-----------------------|
| 4. Vendor Name | Joseph P. Eriole, Esq. | Address Line1 | 108 Montgomery Street |
| Type of Procurement | Legal Services | Address Line2 | |
| Award Process | Authority Contract - Competitive Bid | City | RHINEBECK |
| Award Date | 2/1/2020 | State | NY |
| End Date | 12/31/2020 | Postal Code | 12572 |
| Fair Market Value | | Plus 4 | |
| Amount | \$25,067.00 | Province/Region | |
| Amount Expended For Fiscal Year | \$25,067.00 | Country | United States |
| Explain why the Fair Market Value is Less than the Amount | | Procurement Description | Legal Services |

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| | | | |
|------------------------------------------------------------------|--------------------------------------|--------------------------------|-------------------|
| 5. Vendor Name | Loewke Brill Consulting Group, Inc | Address Line1 | 491 Elmgrove Road |
| Type of Procurement | Other Professional Services | Address Line2 | Suite 2 |
| Award Process | Authority Contract - Competitive Bid | City | ROCHESTER |
| Award Date | 11/21/2019 | State | NY |
| End Date | 12/31/2020 | Postal Code | 14606 |
| Fair Market Value | | Plus 4 | |
| Amount | \$7,150.00 | Province/Region | |
| Amount Expended For Fiscal Year | \$7,150.00 | Country | United States |
| Explain why the Fair Market Value is Less than the Amount | | Procurement Description | Legal |

| | | | |
|------------------------------------------------------------------|------------------------------------------|--------------------------------|---------------------------|
| 6. Vendor Name | UHY LLP | Address Line1 | 4 Tower Place |
| Type of Procurement | Other Professional Services | Address Line2 | Executive Park, 7th Floor |
| Award Process | Authority Contract - Non-Competitive Bid | City | ALBANY |
| Award Date | 1/1/2019 | State | NY |
| End Date | 12/31/2020 | Postal Code | 12203 |
| Fair Market Value | | Plus 4 | |
| Amount | \$9,089.10 | Province/Region | |
| Amount Expended For Fiscal Year | \$9,089.10 | Country | United States |
| Explain why the Fair Market Value is Less than the Amount | | Procurement Description | Auditing Services |

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