

ACTIVITY REPORT –JANUARY 2026

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY (IDA), SULLIVAN COUNTY FUNDING CORPORATION (SCFC), THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION (TSCILDC), SULLIVAN COUNTY RESORT FACILITIES LOCAL DEVELOPMENT CORPORATION (SCRFLDC)

January 30, 026

The IDA Board did not meet on its regularly scheduled meeting day of January 12, but held a special meeting on January 21. At the special meeting the Board adopted the following resolutions:

- Resolution approving the **Catskill Veterinary Services, PLLC and Catskill Veterinary Properties LLC** project, for the construction of an animal hospital in Rock Hill.
- Resolution authorizing the amendment of the **NY Liberty II, LLC** Payment in Lieu of Taxation (PILOT) Agreement, for the construction of a solar photovoltaic electricity generating facility along Harris Road in the Town of Liberty.
- Resolution authorizing the amendment of the **NY Thompson III, LLC** PILOT Agreement, for the construction of a solar photovoltaic electricity generating facility along Old Route 17 in the Town of Thompson.

Each of these two solar projects is on the taxable roll and has paid or will pay 2025-26 school taxes and 2026 town and county taxes. The PILOT Agreements will be amended so that the twenty-year PILOT periods will begin with the PILOT Payments due February 1, 2027.

At the special meeting the Board also discussed a requested extension of the term of **The Bethel Performing Arts Center, LLC** project, relating to Bethel Woods Center for the Arts. This IDA project is scheduled to terminate in February 2026 at the end of a twenty-year PILOT and Lease term. An extension would require a deviation from the Agency's Uniform Tax Exemption Policy, which does not offer a program with a duration of greater than twenty years. The Board discussed the terms of a possible ten-year extension and directed staff to send a Notice of Proposed Deviation to the affected taxing jurisdictions, which include the County, Town of Bethel, Sullivan West Central School District, and Monticello Central School District. We anticipate that the Board will discuss and vote on the extension at the next regular meeting.

As of January 30 we have collected a majority of 2026 PILOT Payments and we will make the first distribution to the taxing jurisdictions in the coming days.

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