

ACTIVITY REPORT –FEBRUARY 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)

February 27, 2026

The IDA Board met on February 9. At the meeting the Board adopted a resolution authorizing **The Bethel Performing Arts Center, LLC** to enter into a lease agreement with Cellco Partnership d/b/a Verizon Wireless, relating to the installation of a repeater.

The Board met again at a special meeting on February 25, at which time the following resolutions were adopted:

- Resolution authorizing the execution and delivery of a mortgage to secure a loan from Jeff Bank to **RGG Realty LLC, Columbia Ice and Cold Storage Corp.**, and Ice Cube Inc. This relates to the ice distribution facility on Plaza Drive in the Village of Monticello.
- Resolution authorizing an amendment of the **Adelaar Developer LLC** Payment in Lieu of Taxation (PILOT) Agreement, to accept a guaranty from EPR Properties as financial security for the 2027 PILOT payment. This relates to the Kartrite Waterpark in the Town of Thompson.

IDA has completed distribution of all PILOT payments. For 2026 we collected approximately \$3,034,000 from 50 projects and distributed these funds to the County, eleven towns, three villages, and seven school districts.

We expect to close on two IDA projects in the coming days: **JAM TWO, LLC and International Contractors Corp.**, an expansion of an existing roofing contractor shop and metal roof panel fabrication plant in the Town of Bethel; and **Catskill Veterinary Services, PLLC and Catskill Vet. Properties LLC**, a new veterinary hospital in the Town of Thompson.

During February our auditors completed their field work for the 2025 audited financial statements of IDA, SCFC, TSCILDC, and SCRFLDC, and we are working with them to furnish additional information as needed to complete the audits. We are also working on the 2025 Public Authorities Reporting Information System (PARIS) Reports for all four agencies. The audited financial statements and PARIS Reports will be filed with the New York State Authorities Budget Office and circulated to local and state officials by March 31, in accordance with the General Municipal Law and Public Authorities Law.

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