

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

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	www.riverheadida.org
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.riverheadida.org
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.riverheadida.org
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	www.riverheadida.org
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?		www.riverheadida.org

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

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):		www.riverheadida.org
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		www.riverheadida.org
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.riverheadida.org
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.riverheadida.org
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	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	www.riverheadida.org

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

Board of Directors Listing

Name	Farley, James B	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	11/7/2019	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	

Name	Mendelson, Lee 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	3/1/2022	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	

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

Name	Pipczynski, Lori A	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/6/2015	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	

Name	Williams, Douglas	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/4/2022	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?	No
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	

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

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
Stark-James, Tracy L	Executive Director	Executive				FT	Yes	\$148,774.00	\$147,293.00	\$0.00	\$0.00	\$16,125.00	\$0.00	\$163,418.00	No	

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

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
Farley, James B	Board of Directors												X	
Mendelson, Lee J	Board of Directors												X	
Pipczynski, Lori A	Board of Directors												X	
Williams, Douglas	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
Stark-James, Tracy L	Executive Director		X									X		

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

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
-----------------------------------	------------------	------------------------	------------------------------------

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$399,847.00
	Investments		\$0.00
	Receivables, net		\$102,800.00
	Other assets		\$23,153.00
	Total current assets		\$525,800.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$59,402.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$11,015.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$10,124.00
		Net Capital Assets	\$891.00
	Total noncurrent assets		\$60,293.00
	Total assets		\$586,093.00
Liabilities			
Current Liabilities			
	Accounts payable		\$39,627.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$145,414.00
	Total current liabilities		\$185,041.00
Noncurrent Liabilities			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

	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		\$93,167.00
	Total noncurrent liabilities		\$93,167.00
Total liabilities			\$278,208.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$307,885.00
	Total net assets		\$307,885.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$370,343.00
	Rental and financing income		\$0.00
	Other operating revenues		\$135,875.00
	Total operating revenue		\$506,218.00
Operating Expenses			
	Salaries and wages		\$153,097.00
	Other employee benefits		\$47,014.00
	Professional services contracts		\$33,030.00
	Supplies and materials		\$2,421.00
	Depreciation and amortization		\$390.00
	Other operating expenses		\$36,738.00
	Total operating expenses		\$272,690.00
Operating income (loss)			\$233,528.00
Nonoperating Revenues			
	Investment earnings		\$442.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$442.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		\$233,970.00
Capital contributions			\$0.00
Change in net assets			\$233,970.00
Net assets (deficit) beginning of year			\$73,915.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$307,885.00

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

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

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

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	8,785,313.00	0.00	8,225,313.00	560,000.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	8,785,313.00	0.00	8,225,313.00	560,000.00

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

Real Property Acquisition/Disposal List

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

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

Personal Property

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

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

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	www.riverheadida.org
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	www.riverheadida.org
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

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	47041305A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	1998 PECONIC/ALLIED BUILDING PRODUCTS	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,640.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$16,737.00	
Original Project Code		School Property Tax Exemption	\$29,338.00	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,845,000.00	Total Exemptions	\$47,715.00	
Benefited Project Amount	\$1,750,000.00	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	\$1,355.00	\$1,355.00
Not For Profit	No	Local PILOT	\$13,830.00	\$13,830.00
Date Project approved	7/1/2013	School District PILOT	\$24,241.00	\$24,241.00
Did IDA took Title to Property	Yes	Total PILOT	\$39,426.00	\$39,426.00
Date IDA Took Title to Property	10/31/2014	Net Exemptions	\$8,289.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Benefitted amount includes land and construction cost at full percentage.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	558 Edwards Avenue	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,000.00	
City	CALVERTON	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	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	1998 Peconic LLC	Project Status		
Address Line1	2410 North Ocean Avenue			
Address Line2				
City	FARMINGVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11738	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

Country	USA		
----------------	-----	--	--

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 15 01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	20 WEST MAIN	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$1,363.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,905.00		
Original Project Code		School Property Tax Exemption	\$24,374.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,475,500.00	Total Exemptions	\$39,642.00		
Benefited Project Amount	\$1,434,500.00	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	\$224.00	\$224.00	
Not For Profit	No	Local PILOT	\$2,285.00	\$2,285.00	
Date Project approved	6/1/2015	School District PILOT	\$4,006.00	\$4,006.00	
Did IDA took Title to Property	Yes	Total PILOT	\$6,515.00	\$6,515.00	
Date IDA Took Title to Property	7/17/2015	Net Exemptions	\$33,127.00		
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Benefitted amount excludes professional fees. Project is adaptive reuse mixed commercial building				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	20 West Main Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	RIVERHEAD	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	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	41.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	41.50		
Applicant Name	20 West Main, LLC	Project Status			
Address Line1	PO Box 1426				
Address Line2					
City	WESTHAMPTON BEACH	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11978	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 22 01				
Project Type	Lease	State Sales Tax Exemption		\$86,714.68	
Project Name	205 Osborn, LLC	Local Sales Tax Exemption		\$100,263.85	
		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	Other Categories	Mortgage Recording Tax Exemption		\$95,625.00	
Total Project Amount	\$19,593,827.00	Total Exemptions		\$282,603.53	
Benefited Project Amount	\$19,593,827.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			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	7/11/2022			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	9/1/2022			Net Exemptions	\$282,603.53
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	205 Osborn Avenue	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		60,000.00	
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created		0.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	11901	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		76.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	205 Osborn Avenue, LLC				
Address Line1	36 New York Avenue, 2nd Floor	Project Status			
Address Line2					
City	HUNTINGTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11743	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 21 01				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	331 East Main	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$4,014.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,957.00		
Original Project Code		School Property Tax Exemption	\$71,790.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$13,143,851.00	Total Exemptions	\$116,761.00		
Benefited Project Amount	\$11,079,250.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$882.00	\$882.00	
Not For Profit	No	Local PILOT	\$9,001.00	\$9,001.00	
Date Project approved	10/5/2020	School District PILOT	\$15,777.00	\$15,777.00	
Did IDA took Title to Property	Yes	Total PILOT	\$25,660.00	\$25,660.00	
Date IDA Took Title to Property	1/1/2021	Net Exemptions	\$91,101.00		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	331 East Main Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	75,000.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	0.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	331 East Main Street, LLC				
Address Line1	36 New York Avenue	Project Status			
Address Line2					
City	HUNTINGTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11743	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	47041304A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	400 BURMAN BOULEVARD/ISLAND GREEN STEEL, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,458.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$24,969.00	
Original Project Code		School Property Tax Exemption		\$43,971.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,372,000.00	Total Exemptions		\$71,398.00	
Benefited Project Amount	\$3,405,000.00	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	\$757.00
Not For Profit	No			Local PILOT	\$7,693.00
Date Project approved	7/8/2013			School District PILOT	\$13,548.00
Did IDA took Title to Property	Yes			Total PILOT	\$21,998.00
Date IDA Took Title to Property	8/1/2013			Net Exemptions	\$49,400.00
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Benefitted project amount includes 40 of construction cost plus acquisition/rehab cost of the building. Land cost not included, nor equipment cost. Equipment cost is as of right sales tax for manufacturer.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	400 BURMAN BLVD	Original Estimate of Jobs to be Created		25.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	CALVERTON	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	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		99.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		99.00	
Applicant Name	400 BURMAN BLVD	Project Status			
Address Line1	400 BURMAN BLVD				
Address Line2					
City	CALVERTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11933	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4701 10 01A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	ATLANTIS HOLDING COMPANY, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$34,868.00		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$355,791.00		
Original Project Code	4704 99 02A	School Property Tax Exemption	\$623,635.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$24,323,000.00	Total Exemptions	\$1,014,294.00		
Benefited Project Amount	\$21,423,000.00	Total Exemptions Net of RPTL Section 485-b			
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	\$4,214.00	\$4,214.00
Not For Profit	No		Local PILOT	\$43,003.00	\$43,003.00
Date Project approved	2/24/2010		School District PILOT	\$75,376.00	\$75,376.00
Did IDA took Title to Property	Yes		Total PILOT	\$122,593.00	\$122,593.00
Date IDA Took Title to Property	2/26/2010		Net Exemptions	\$891,701.00	
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	Acquisition of 4 parcels of land, construction and equipping of a new addition to existing building for exhibit, banquet and conference space and construction and equipping of new building for use as a hotel. This is a four phase project. Phase II extended the PILOT out to 2021. Phase III extended the PILOT out to 2031.				
Location of Project		# of FTEs before IDA Status	72.00		
Address Line1	431 East Main Street	Original Estimate of Jobs to be Created	103.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,177.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	72.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	38,177.00		
Province/Region		Current # of FTEs	138.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	66.00		
Applicant Name	Atlantis Holding Company, LLC	Project Status			
Address Line1	PO Box 386				
Address Line2					
City	HOLTSVILLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11742	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 16 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	ATLANTIS PHASE III PRESTON HOUSE	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,296.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$43,836.00	
Original Project Code	4704 99 02A	School Property Tax Exemption	\$76,836.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,691,000.00	Total Exemptions	\$124,968.00	
Benefited Project Amount	\$10,345,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$238.00	\$238.00
Not For Profit	No	Local PILOT	\$2,432.00	\$2,432.00
Date Project approved	5/2/2016	School District PILOT	\$4,263.00	\$4,263.00
Did IDA took Title to Property	Yes	Total PILOT	\$6,933.00	\$6,933.00
Date IDA Took Title to Property	7/12/2016	Net Exemptions	\$118,035.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	Phase III of 4704 99 02A and 4701 10 01A. Benefited amnt excludes fees, acq cost and fin chrges.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	428 East Main Street	Original Estimate of Jobs to be Created	25.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,902.90	
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	15,500.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	J. Petrocelli Development Assoc/Preston House, LLC			
Address Line1	100 Comac Street	Project Status		
Address Line2				
City	RONKONKOMA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11779	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4705 15 04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	BROWNING PHASE II MARRIOT RESIDENCE	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$33,002.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$336,747.00	
Original Project Code	4704 07 01A	School Property Tax Exemption	\$590,256.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$26,849,775.00	Total Exemptions	\$960,005.00	
Benefited Project Amount	\$22,951,960.00	Total Exemptions Net of RPTL Section 485-b		
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	\$27,474.00	\$27,474.00
Not For Profit	No	Local PILOT	\$280,331.00	\$280,331.00
Date Project approved	4/6/2015	School District PILOT	\$491,368.00	\$491,368.00
Did IDA took Title to Property	Yes	Total PILOT	\$799,173.00	\$799,173.00
Date IDA Took Title to Property	10/22/2015	Net Exemptions	\$160,832.00	
Year Financial Assistance is Planned to End	2028	Project Employment Information		
Notes	Benefitted amount does not include professional fees. Pilot does not begin until 2018.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2012 Old Country Road	Original Estimate of Jobs to be Created	45.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	34,444.00	
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	20,100.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	45.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	45.00	
Applicant Name	Browning Hotel Properties, LLC			
Address Line1	2012 Old Country Road	Project Status		
Address Line2				
City	RIVERHEAD	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	11901	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 23 3				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Bradford Allen Hospitality Riverhead JV	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	4705 15 04	School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$37,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$37,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			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	10/2/2023			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	10/18/0015			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2028			Project Employment Information	
Notes	This was an assignment of a pre-existing project known as Browning Hotel Properties				
Location of Project		# of FTEs before IDA Status	45.00		
Address Line1	2012 Old Country Road	Original Estimate of Jobs to be Created	45.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	34,444.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	20,100.00	To:	80,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	96.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	51.00		
Applicant Name	Jeffrey Bernstein	Project Status			
Address Line1	300 S. Wacker Drive Suite 3500				
Address Line2					
City	CHICAGO	Current Year Is Last Year for Reporting			
State	IL	There is no Debt Outstanding for this Project			
Zip - Plus4	60606	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 16 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	CITY CIDER HOUSE, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,087.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$41,703.00	
Original Project Code		School Property Tax Exemption	\$73,098.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,115,000.00	Total Exemptions	\$118,888.00	
Benefited Project Amount	\$3,843,750.00	Total Exemptions Net of RPTL Section 485-b		
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	\$3,263.00	\$3,263.00
Not For Profit		Local PILOT	\$33,296.00	\$33,296.00
Date Project approved	5/2/2016	School District PILOT	\$58,362.00	\$58,362.00
Did IDA took Title to Property	Yes	Total PILOT	\$94,921.00	\$94,921.00
Date IDA Took Title to Property	10/11/2016	Net Exemptions	\$23,967.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	Benefit amount is 23% of real property attributable to abate, const costs and equipment despite possible auto sales tax on manufacturing equipment.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2711 Sound Avenue	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	51,666.00	
City	CALVERTON	Annualized Salary Range of Jobs to be Created	25,000.00	To: 85,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	J King Realty/City Cider House, LLC	Project Status		
Address Line1	700 Furrows Road			
Address Line2				
City	HOLTSVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11742	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 18 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Calverton Addiction and Treatment Center	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$58,633.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$595,964.00	
Original Project Code		School Property Tax Exemption	\$1,048,657.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$59,062,000.00	Total Exemptions	\$1,703,254.00	
Benefited Project Amount	\$51,492,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$17,720.00	\$17,720.00
Not For Profit	No	Local PILOT	\$180,107.00	\$180,107.00
Date Project approved	3/5/2018	School District PILOT	\$316,917.00	\$316,917.00
Did IDA took Title to Property	Yes	Total PILOT	\$514,744.00	\$514,744.00
Date IDA Took Title to Property	8/7/2019	Net Exemptions	\$1,188,510.00	
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes	PILOT Agreement states - First two years will be construction and payment of RPT on vacant land. Commencing the 2021 year, a an abatement of the improvements will apply on a decreasing scale until 2030-31 tax year. Project costs increased in 2019. Total project now at \$89,639,494.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Jan Way	Original Estimate of Jobs to be Created	40.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	77,950.00	
City	CALVERTON	Annualized Salary Range of Jobs to be Created	35,000.00	To: 175,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	163.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	163.00	
Applicant Name	Calverton Addiction and Treatment, LLC/EDBK at Calverton, LLC			
Address Line1	67 Clinton Road	Project Status		
Address Line2				
City	GARDEN CITY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11530	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 04 03A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	EASTERN WHOLESALE FENCE CO., INC	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	\$4,900,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$4,900,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$4,900,000.00	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	12/20/2004	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	12/29/2004	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Manufacture of PVC Fencing materials				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	274 MIDDLE ISLAND ROAD	Original Estimate of Jobs to be Created	75.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	MEDFORD	Annualized Salary Range of Jobs to be Created	25,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11763	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	148.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	148.00		
Applicant Name	Eastern Wholesale Fence Co, Inc.	Project Status			
Address Line1	274 Middle Island Road				
Address Line2					
City	MEDFORD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11763	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 15 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	FIREHOUSE/WOLF/LONG BEARD	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$753.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,682.00	
Original Project Code		School Property Tax Exemption	\$13,466.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$986,000.00	Total Exemptions	\$21,901.00	
Benefited Project Amount	\$950,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$131.00	\$131.00
Not For Profit	No	Local PILOT	\$1,333.00	\$1,333.00
Date Project approved	8/3/2015	School District PILOT	\$2,336.00	\$2,336.00
Did IDA took Title to Property	Yes	Total PILOT	\$3,800.00	\$3,800.00
Date IDA Took Title to Property	8/31/2015	Net Exemptions	\$18,101.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Benefitted amount excludes professional fees. This property was muni owned property off the tax rolls until IDA made it a project.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	24 East Second Street	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	30,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	24.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	24.00	
Applicant Name	Wolf Properties Associates, LP/Long Beard	Project Status		
Address Line1	PO Box960			
Address Line2				
City	CUTCHOGUE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11935	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 17 2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Georgica Green/Riverhead Apartments	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$12,264.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$125,145.00	
Original Project Code		School Property Tax Exemption	\$219,355.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$57,072,768.00	Total Exemptions	\$356,764.00	
Benefited Project Amount	\$37,356,683.00	Total Exemptions Net of RPTL Section 485-b		
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	\$2,074.00	\$2,074.00
Not For Profit	No	Local PILOT	\$21,167.00	\$21,167.00
Date Project approved	9/11/2017	School District PILOT	\$37,102.00	\$37,102.00
Did IDA took Title to Property	Yes	Total PILOT	\$60,343.00	\$60,343.00
Date IDA Took Title to Property	11/2/2017	Net Exemptions	\$296,421.00	
Year Financial Assistance is Planned to End	2051	Project Employment Information		
Notes	Mixed Use Affordable Workforce Housing with a retail component			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	221 East Main Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,000.00	
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	55,000.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	12.00	
Applicant Name	Georgica Green Ventures, LLC	Project Status		
Address Line1	50 Jericho Quadrangle, Suite 200			
Address Line2				
City	JERICO	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11753	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	47041301A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	HAMPTON JITNEY, INC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,789.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$59,067.00	
Original Project Code		School Property Tax Exemption		\$103,534.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,745,800.00	Total Exemptions		\$168,390.00	
Benefited Project Amount	\$6,498,500.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds					
Not For Profit	No	County PILOT		\$5,024.00	\$5,024.00
Date Project approved	10/3/2011	Local PILOT		\$51,265.00	\$51,265.00
Did IDA took Title to Property	Yes	School District PILOT		\$89,858.00	\$89,858.00
Date IDA Took Title to Property	1/30/2013	Total PILOT		\$146,147.00	\$146,147.00
Year Financial Assistance is Planned to End	2023	Net Exemptions		\$22,243.00	
Notes	Benefitted project amount includes 100% construction cost plus equipment. Benefit end period 2023-24 tax year.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	253 Edwards Avenue	Original Estimate of Jobs to be Created		100.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		27,250.00	
City	CALVERTON	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	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		174.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		174.00	
Applicant Name	HAMPTON JITNEY, INC.				
Address Line1	395 County Road 39A	Project Status			
Address Line2					
City	SOUTHAMPTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11968	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 19 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Island International Exterior Fabricators, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,088.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$61,830.00	
Original Project Code	4704 06 02A	School Property Tax Exemption	\$108,883.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$16,635,598.00	Total Exemptions	\$176,801.00	
Benefited Project Amount	\$16,635,598.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		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	2/22/2019	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	2/27/2019	Net Exemptions	\$176,801.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	This was a retention and expansion manufacturing project to retain and increase the manufacturing jobs in the company.			
Location of Project		# of FTEs before IDA Status	213.00	
Address Line1	1101 Scott Avenue	Original Estimate of Jobs to be Created	80.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,440.00	
City	CALVERTON	Annualized Salary Range of Jobs to be Created	37,440.00	To: 130,000.00
State	NY	Original Estimate of Jobs to be Retained	213.00	
Zip - Plus4	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	31,200.00	
Province/Region		Current # of FTEs	395.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	182.00	
Applicant Name	Timothy Stevens	Project Status		
Address Line1	1101 Scott Avenue			
Address Line2				
City	CALVERTON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11933	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 21 02				
Project Type	Lease	State Sales Tax Exemption	\$24,963.00		
Project Name	Island Water Park	Local Sales Tax Exemption	\$28,864.00		
		County Real Property Tax Exemption	\$14,468.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$129,314.00		
Original Project Code		School Property Tax Exemption	\$258,760.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$25,000,000.00	Total Exemptions	\$456,369.00		
Benefited Project Amount	\$24,250,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$1,040.00	\$1,040.00	
Not For Profit	No	Local PILOT	\$9,298.00	\$9,298.00	
Date Project approved	11/8/2021	School District PILOT	\$18,605.00	\$18,605.00	
Did IDA took Title to Property	Yes	Total PILOT	\$28,943.00	\$28,943.00	
Date IDA Took Title to Property	12/1/2021	Net Exemptions	\$427,426.00		
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	5835 Middle Country Road	Original Estimate of Jobs to be Created	283.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00		
City	CALVERTON	Annualized Salary Range of Jobs to be Created	26,000.00	To: 85,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	10.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	10.00		
Applicant Name	Island Water Park Corp				
Address Line1	5835 Middle Country Road	Project Status			
Address Line2					
City	CALVERTON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11933	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 18 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	JOHN WESLEY VILLAGE I, LP	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$12,543.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$127,975.00	
Original Project Code		School Property Tax Exemption	\$224,319.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,804,393.00	Total Exemptions	\$364,837.00	
Benefited Project Amount	\$12,000,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$2,579.00	\$2,579.00
Not For Profit	No	Local PILOT	\$26,309.00	\$26,309.00
Date Project approved	12/4/2018	School District PILOT	\$46,113.00	\$46,113.00
Did IDA took Title to Property	Yes	Total PILOT	\$75,001.00	\$75,001.00
Date IDA Took Title to Property	3/28/2018	Net Exemptions	\$289,836.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes	Benefitted amount applied to MRT. Applicant restructured from a NFP that was off tax rolls to for profit. Why does this net -6 employees??			
Location of Project		# of FTEs before IDA Status	6.00	
Address Line1	1 Aldersgate	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	RIVERHEAD	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	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	60,000.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-1.00	
Applicant Name	John Wesley Village, LP			
Address Line1	1 Aldersgate	Project Status		
Address Line2				
City	RIVERHEAD	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	04704 05 01A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	LENAPE ASSOCIATES, LP	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$4,409.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$44,989.00		
Original Project Code		School Property Tax Exemption	\$78,857.00		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,920,000.00	Total Exemptions	\$128,255.00		
Benefited Project Amount	\$2,920,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$2,920,000.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$822.00	\$822.00	
Not For Profit	No	Local PILOT	\$6,973.00	\$6,973.00	
Date Project approved	12/5/2005	School District PILOT	\$9,596.00	\$9,596.00	
Did IDA took Title to Property	Yes	Total PILOT	\$17,391.00	\$17,391.00	
Date IDA Took Title to Property	12/30/2005	Net Exemptions	\$110,864.00		
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	Low Income Housing Facility Financial Assistance planned to end 2022. Received an extension to PILOT for in 2022 for 2 years to be consistent with HUD agreement. 2022 The client was erroneously included on the tax roll by the local assessor. No exemption existed for this year, therefore no pilot was due and will recommence in 2023.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	19-02 WHITESTONE EXPRESSWAY	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	WHITESTONE	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	11357	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	9,360.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	The D&F Group				
Address Line1	2001 Marcus Ave.	Project Status			
Address Line2					
City	NEW HYDE PARK	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	11042	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 16 04				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	PECONIC CROSSING	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,086.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$31,490.00	
Original Project Code		School Property Tax Exemption		\$55,195.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$18,541,044.00	Total Exemptions		\$89,771.00	
Benefited Project Amount	\$11,713,224.00	Total Exemptions Net of RPTL Section 485-b			
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		\$457.00	\$457.00
Not For Profit	No	Local PILOT		\$4,664.00	\$4,664.00
Date Project approved	11/7/2016	School District PILOT		\$8,175.00	\$8,175.00
Did IDA took Title to Property	Yes	Total PILOT		\$13,296.00	\$13,296.00
Date IDA Took Title to Property	12/15/2016	Net Exemptions		\$76,475.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Affordable low income housing. Benefitted amount is construction, equipment and furnishing. *Mortgage Recording Tax was taken at the end of 2016. No Card had been created yet to claim the benefit, but wanted it on the new record. Part of this property was also NFP and off tax rolls prior.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	11 West Main Street	Original Estimate of Jobs to be Created		1.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		60,000.00	
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created		60,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		1.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		1.50	
Applicant Name	Peconic Crossing, LLC	Project Status			
Address Line1	1000 University Avenue, Suite 500				
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14607	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 23 1				
Project Type	Lease	State Sales Tax Exemption	\$178,519.65		
Project Name	RD America, LLC	Local Sales Tax Exemption	\$206,413.35		
		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	\$0.00		
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,000,000.00	Total Exemptions	\$384,933.00		
Benefited Project Amount	\$5,605,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		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	2/6/2023		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	2/27/2023		Net Exemptions	\$384,933.00	
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Benefitted project amount does not include legal fees. The local assessor has not recognized the NYS Form 412A, therefore the property is not off the tax rolls to benefit from a RPT abatement. It will be delayed				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	765 Old Country Road	Original Estimate of Jobs to be Created	33.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	61,442.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	38,000.00	To: 61,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	23.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	23.00		
Applicant Name	Craig Miller				
Address Line1	1710 Whitestone Expressway	Project Status			
Address Line2					
City	WHITESTONE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11357	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 05 02A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	RIVERHEAD VILLAGE PRESERVATION, LP	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	\$9,500,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$9,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$9,500,000.00	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	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	12/5/2005	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	12/20/2005	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2046	Project Employment Information			
Notes	Low Income Housing Facility. Purchased December 2023 by Riverhead Housing LP				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	60 COLUMBUS CIRCLE	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	NEW YORK	Annualized Salary Range of Jobs to be Created	37,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	10023	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Riverhead Village Preservation, LP				
Address Line1	60 Columbus Circle	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	10023	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 07 03AA			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Riveredge, LLC Phase II	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$13,048.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$132,523.00	
Original Project Code	4704 07 03A	School Property Tax Exemption	\$233,370.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,056,219.10	Total Exemptions	\$378,941.00	
Benefited Project Amount	\$2,140,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$11,478.00	\$11,478.00
Not For Profit	No	Local PILOT	\$116,574.00	\$116,574.00
Date Project approved	3/3/2014	School District PILOT	\$205,284.00	\$205,284.00
Did IDA took Title to Property	Yes	Total PILOT	\$333,336.00	\$333,336.00
Date IDA Took Title to Property	9/6/2007	Net Exemptions	\$45,605.00	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Second Phase to Riveredge, LLC which included bond financing reported within the first phase project card			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	962 Burman Boulevard	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	48,000.00	
City	CALVERTON	Annualized Salary Range of Jobs to be Created	0.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11933	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	31.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	31.00	
Applicant Name	Riveredege, LLC			
Address Line1	962 Burman Boulevard	Project Status		
Address Line2				
City	CALVERTON	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11933	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 23 2				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Riverhead Housing, LP	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	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$57,629,897.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$49,776,969.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		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	11/20/2023		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	12/14/2023		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2054	Project Employment Information			
Notes	Benefitted Project amount does not include legal fees. This was an existing low income housing property originally assisted with bond financing through the IDA, formerly known as Riverhead Village Preservation. They are renovating through the IDA and using bond financing through the LDC.				
Location of Project		# of FTEs before IDA Status	5.00		
Address Line1	821 East Main Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	66,000.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	66,000.00	To: 66,000.00	
State	NY	Original Estimate of Jobs to be Retained	5.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	66,000.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	David Pearson				
Address Line1	30 Hudson Yards	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10001	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 12 04A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	SUFFOLK THEATER	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$2,787.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$28,431.00		
Original Project Code		School Property Tax Exemption	\$49,834.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,577,000.00	Total Exemptions	\$81,052.00		
Benefited Project Amount	\$1,457,000.00	Total Exemptions Net of RPTL Section 485-b			
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	\$343.00	\$343.00	
Not For Profit	No	Local PILOT	\$3,498.00	\$3,498.00	
Date Project approved	10/22/2012	School District PILOT	\$6,131.00	\$6,131.00	
Did IDA took Title to Property	Yes	Total PILOT	\$9,972.00	\$9,972.00	
Date IDA Took Title to Property	12/2/2012	Net Exemptions	\$71,080.00		
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	118 East Main Street	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	0.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	60,000.00		
Province/Region		Current # of FTEs	67.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	66.00		
Applicant Name	Wolf Properties, LLC	Project Status			
Address Line1	118 East Main Street				
Address Line2					
City	RIVERHEAD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11901	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	4704 14 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Thirty West Main, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,508.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,391.00	
Original Project Code		School Property Tax Exemption	\$26,978.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,040,000.00	Total Exemptions	\$43,877.00	
Benefited Project Amount	\$700,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$646.00	\$646.00
Not For Profit	No	Local PILOT	\$6,596.00	\$6,596.00
Date Project approved	1/6/2014	School District PILOT	\$11,562.00	\$11,562.00
Did IDA took Title to Property	Yes	Total PILOT	\$18,804.00	\$18,804.00
Date IDA Took Title to Property	1/24/2014	Net Exemptions	\$25,073.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	30 West Main Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	0.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	35.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	35.50	
Applicant Name	Thirty West Main, LLC			
Address Line1	30 West Main Street	Project Status		
Address Line2				
City	RIVERHEAD	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	4704 18 02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Twin Fork Beer	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$1,410.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,378.00		
Original Project Code		School Property Tax Exemption	\$25,203.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,491,196.00	Total Exemptions	\$40,991.00		
Benefited Project Amount	\$1,456,196.00	Total Exemptions Net of RPTL Section 485-b			
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	\$514.00	\$514.00	
Not For Profit	No	Local PILOT	\$5,246.00	\$5,246.00	
Date Project approved	5/7/2018	School District PILOT	\$9,196.00	\$9,196.00	
Did IDA took Title to Property	Yes	Total PILOT	\$14,956.00	\$14,956.00	
Date IDA Took Title to Property	8/15/2018	Net Exemptions	\$26,035.00		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Benefit period scheduled to end 2029-30 tax year.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	807 Raynor Avenue	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	RIVERHEAD	Annualized Salary Range of Jobs to be Created	30,000.00	To: 65,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	7.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	7.00		
Applicant Name	ADPC RAYNOR, LLC				
Address Line1	PO Box 492	Project Status			
Address Line2					
City	RIVERHEAD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11901	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	47041302A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	WOOLWORTH	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,302.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$74,506.00	
Original Project Code		School Property Tax Exemption		\$130,594.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,707,500.00	Total Exemptions		\$212,402.00	
Benefited Project Amount	\$3,323,000.00	Total Exemptions Net of RPTL Section 485-b			
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		\$400.00	\$400.00
Not For Profit	No	Local PILOT		\$4,084.00	\$4,084.00
Date Project approved	2/4/2013	School District PILOT		\$7,159.00	\$7,159.00
Did IDA took Title to Property	Yes	Total PILOT		\$11,643.00	\$11,643.00
Date IDA Took Title to Property	2/15/2013	Net Exemptions		\$200,759.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Benefited amount includes acquisition & 40 of construction costs.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	126-138 East Main Street	Original Estimate of Jobs to be Created		25.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	RIVERHEAD	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	11901	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		20.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		20.50	
Applicant Name	WOOLWORTH REVITALIZATION LLC	Project Status			
Address Line1	PO Box 92				
Address Line2					
City	SAG HARBOR	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11963	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
28	\$7,384,812.53	\$2,365,595.00	\$5,019,217.53	1230

Annual Report for Riverhead Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 08/07/2024

Status: CERTIFIED

Certified Date: 04/10/2024

Additional Comments