

THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION

548 Broadway
Monticello, New York 12701
(845) 428-7575 - Voice
(845) 428-7577 - Fax
www.sullivanldc.com
TTY 711

SPECIAL MEETING NOTICE

TO: Suzanne Loughlin, Chairperson
Edward Sykes, Vice Chairman
Carol Roig, Secretary
Howard Siegel, Treasurer & Chief Financial Officer
Craig Fleischman, Assistant Secretary
Scott Smith, Assistant Treasurer
Paul Guenther, Member
Sean Brooks, Member
Chairman and Members of the Sullivan County Legislature
Josh Potosek, Sullivan County Manager
John Kiefer, Agency Chief Executive Officer
Walter Garigliano, Esq., Agency Counsel
FROM: Jennifer Flad, Executive Director
DATE: May 28, 2021

PLEASE TAKE NOTICE that there will be a Special Meeting of The Sullivan County Infrastructure Local Development Corporation scheduled as follows:

DATE: Tuesday, June 1, 2021

TIME: 11:10 AM (immediately following the Special Meetings of the County of Sullivan IDA and Sullivan County Funding Corporation)

LOCATION: Via Zoom Videoconference Call

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020 suspending the Open Meetings Law, extended by various Executive Orders including Executive Order 202.108 on May 17, 2021, this meeting will be held via videoconference call instead of a public meeting open for the public to attend in person.

Members of the public may attend the meeting by dialing (929) 205-6099 and entering Meeting ID 678-518-8985 or by using the following meeting link: <https://zoom.us/j/6785188985>.

PLEASE SEE REVERSE FOR AGENDA

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SPECIAL MEETING TUESDAY, JUNE 1, 2021, 11:10 AM

**VIA ZOOM VIDEOCONFERENCE CALL: DIAL (929) 205-6099 AND USE MEETING ID 678-518-8985 OR
USE MEETING LINK <https://zoom.us/j/6785188985>**

AGENDA

- I. CALL TO ORDER**
 - II. ROLL CALL**
 - III. APPROVAL OF MEETING MINUTES**
April 12, 2021 Special Meeting
 - IV. BILLS AND COMMUNICATIONS**
 - V. NEW BUSINESS**
Discussion and Approval: FY 2020 Audited Financial Statements and Reports to the New York State Comptroller
Any and All Other Business Before the Board
 - VI. PUBLIC COMMENT AND ADJOURN**
- ##**

The Sullivan County Infrastructure Local Development Corporation

548 Broadway
Monticello, New York 12701
Tel: (845) 428-7575
Fax: (845) 428-7577
TTY 711

SPECIAL MEETING MINUTES

Monday, April 12, 2021

I. CALL TO ORDER

Acting-Chairperson Loughlin called to order the Special Meeting of the Sullivan County Infrastructure Local Development Corporation at approximately 11:42 A.M. via teleconference.

II. ROLL CALL

Members Present-

Suzanne Loughlin
Howard Siegel
Carol Roig
Paul Guenther
Scott Smith
Craig Fleischman
Sean Brooks

Members Absent-

Edward Sykes

Staff Present-

Jennifer Flad, Executive Director
Julio Garaicoechea, Project Manager
Deborah Nola, Financial & Accounting Analyst

Staff Absent-

None

Others Present-

Ira Steingart, Sullivan County Legislator
Walter Garigliano, General Counsel
Joseph Abraham, *Sullivan County Democrat*
John Kiefer
Ken Walter

III. APPROVAL OF MEETING MINUTES

On a motion made by Mr. Guenther and seconded by Mr. Siegel, the Board approved the minutes of the February 8, 2021 Special Meeting.

IV. BILLS AND COMMUNICATIONS

On a motion made by Ms. Roig and seconded by Mr. Guenther, the Board approved the schedule of payments.

V. NEW BUSINESS

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, the Board voted and unanimously approved the proposed Officers and Committee Members.

On a motion made by Mr. Guenther, and seconded by Mr. Smith, the Board voted and unanimously approved the proposed Amended Governance Committee Policy.

On a motion made by Mr. Siegel, and seconded by Mr. Guenther, the Board voted and unanimously accepted the results of the Board Self-Evaluation.

VI. ADJOURNMENT

On a motion made by Mr. Siegel and seconded by Mr. Guenther the meeting was adjourned at approximately 11:46 A.M.

Respectfully submitted:
Julio Garaicoechea, Project Manager

DRAFT

The Sullivan County Infrastructure Local Development Corporation
548 Broadway, Monticello, NY 12701
845-428-7575

June 1, 2021 SCHEDULE OF PAYMENTS		
Vendor	Description	Amount
MuniCap, Inc.	Adelaar Bond Administrative Services- April 2021	\$ 450.00
MuniCap, Inc.	Adelaar bond - Research & assist wih ongoing compliance	\$ 262.50
TOTAL		\$ 712.50

I certify that the payments listed above were audited by the Board of the TSCILDC on June 1, 2021, and allowed in the amounts shown. You are hereby authorized and directed to pay each of the claimants the amount opposite its name.

6/1/2021

Date

Signature

Expenses Approved and Paid Since Last Meeting (4/12/2021)		
Vendor	Description	Amount
none		
TOTAL		\$ -

Other Expenses and Items Paid Since Last Meeting (4/12/2021)—no approval required		
none		

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Governance Information (Authority-Related)

Question	Response	URL (if Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://sullivanldc.com/budgets-reports/ attached, for Board review and approval
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://sullivanldc.com/budgets-reports/ attached, for Board review and approval
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://sullivanldc.com/about-us/
6. Are any Authority staff also employed by another government agency?	No	
7. Has the Authority posted their mission statement to their website?	Yes	http://sullivanldc.com/
8. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		http://sullivanldc.com/budgets-reports/

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

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):		http://sullivanldc.com/about-us/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://sullivanldc.com/notices-agendas-minutes-resolutions/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://sullivanldc.com/by-laws-policies/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://sullivanldc.com/by-laws-policies/
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?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

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Status: UNSUBMITTED

Certified Date: N/A

Board of Directors Listing

Name	Guenther, Paul B	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/9/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	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	Loughlin, Suzanne	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/9/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Name	Perrello, Joseph	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/9/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Roig, Carol	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/9/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2020	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Name	Siegel, Howard	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/9/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2022	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	Smith, Scott	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/9/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2020	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Name	Steingart, Ira	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Local	Confirmed by Senate?	N/A
Term Start Date	5/9/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2021	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Sykes, Edward T	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2020	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 The Sullivan County Infrastructure Local Development Corporation

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Name	Vacant	Nominated By	Local
Chair of the Board		Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	
Term Start Date		Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	
Term Expiration Date		Complied with Training Requirement of Section 2824?	
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	
Designee Name		Ex-Officio	

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Status: UNSUBMITTED

Certified Date: N/A

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	Overtime paid by Authority	Performance Bonus	Extra Pay	Other Compensati on/Allowanc es/Adjustme nts	Total Compensati on paid by Authority	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by a State or local governme nt
Flad, Jennifer	Executive Director	Executive				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12.60	\$12.60	Yes	No
Garaicoechea, Julio	Project Manager	Professional				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Nola, Deborah M	Accounting and Financial Analyst	Administrative and Clerical				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Sykes, Edward T	Chief Executive Officer	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

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Certified Date: N/A

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
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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
Guenther, Paul B	Board of Directors												X	
Loughlin, Suzanne	Board of Directors												X	
Perrello, Joseph	Board of Directors												X	
Roig, Carol	Board of Directors												X	
Siegel, Howard	Board of Directors												X	
Smith, Scott	Board of Directors												X	
Steingart, Ira	Board of Directors												X	
Sykes, Edward T	Board of Directors												X	
Vacant	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other
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Annual Report for The Sullivan County Infrastructure Local Development Corporation

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Status: UNSUBMITTED

Certified Date: N/A

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
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

		Amount
Assets		
Current Assets		
	Cash and cash equivalents	\$55,290.00
	Investments	\$335,526.00
	Receivables, net	\$0.00
	Other assets	\$0.00
	Total Current Assets	\$390,816.00
Noncurrent Assets		
	Restricted cash and investments	\$3,703,803.00
	Long-term receivables, net	\$0.00
	Other assets	\$0.00
	Capital Assets	
	Land and other nondepreciable property	\$0.00
	Buildings and equipment	\$0.00
	Infrastructure	\$87,923,697.00
	Accumulated depreciation	\$0.00
	Net Capital Assets	\$87,923,697.00
	Total Noncurrent Assets	\$91,627,500.00
	Total Assets	\$92,018,316.00
Liabilities		
Current Liabilities		
	Accounts payable	\$15,585.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$0.00
	Deferred revenues	\$0.00
	Bonds and notes payable	\$1,725,000.00
	Other long-term obligations due within one year	\$946,687.00
	Total Current Liabilities	\$2,687,272.00
Noncurrent Liabilities		

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$105,796,158.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$105,796,158.00
Total Liabilities			\$108,483,430.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		(\$15,570,832.00)
	Restricted		\$0.00
	Unrestricted		(\$894,282.00)
	Total Net Assets		(\$16,465,114.00)

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$7,326,991.00
	Rental & financing income		\$0.00
	Other operating revenues		\$0.00
	Total Operating Revenue		\$7,326,991.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$60,273.00
	Supplies and materials		\$34.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$0.00
	Total Operating Expenses		\$60,307.00
Operating Income (Loss)			\$7,266,684.00
Nonoperating Revenues			
	Investment earnings		\$62,104.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00
	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00

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Certified Date: N/A

	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$62,104.00
Nonoperating Expenses			
	Interest and other financing charges		\$5,796,076.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$3,232,867.00
	Total Nonoperating Expenses		\$9,028,943.00
	Income (Loss) Before Contributions		(\$1,700,155.00)
Capital Contributions			\$0.00
Change in net assets			(\$1,700,155.00)
Net assets (deficit) beginning of year			(\$14,764,959.00)
Other net assets changes			\$0.00
Net assets (deficit) at end of year			(\$16,465,114.00)

Annual Report for The Sullivan County Infrastructure Local Development Corporation

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

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 The Sullivan County Infrastructure Local Development Corporation

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

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	110,075,000.00	0.00	1,640,000.00	108,435,000.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	110,075,000.00	0.00	1,640,000.00	108,435,000.00



Annual Report for The Sullivan County Infrastructure Local Development Corporation

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

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 The Sullivan County Infrastructure Local Development Corporation

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Personal Property

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

Annual Report for The Sullivan County Infrastructure Local Development Corporation

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

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	http://sullivanlhc.com/budgets-reports/ attached, for Board review and approval
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://sullivanlhc.com/by-laws-policies/
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 The Sullivan County Infrastructure Local Development Corporation

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Grant Information

This Authority has indicated that it did not award any grants during the reporting period.

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Status: UNSUBMITTED

Certified Date: N/A

Loan Information

This Authority has indicated that it did not have any outstanding loans during the reporting period.

Annual Report for The Sullivan County Infrastructure Local Development Corporation

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Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Bond Information

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	4.85
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2031
Address Line2		Amount of Bond Principal Retired during the Reporting Year	90000
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$1,305,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$1,395,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	4/3/2017		

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	5.35
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2049
Address Line2	Suite 200	Amount of Bond Principal Retired during the Reporting Year	0
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$4,540,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$4,540,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	4/3/2017		

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	4.85
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2031
Address Line2	Suite 200	Amount of Bond Principal Retired during the Reporting Year	325000
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$4,785,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$5,110,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	6/1/2017		

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	5.35
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2049
Address Line2	Suite 200	Amount of Bond Principal Retired during the Reporting Year	0
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$16,655,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$16,655,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	6/1/2017		

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	4.85
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2031
Address Line2	Suite 200	Amount of Bond Principal Retired during the Reporting Year	955000
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$14,130,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$15,085,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	6/1/2016		

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	5.35
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2049
Address Line2	Suite 200	Amount of Bond Principal Retired during the Reporting Year	0
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$49,085,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$49,085,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	6/1/2016		

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	4.85
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2031
Address Line2	Suite 200	Amount of Bond Principal Retired during the Reporting Year	185000
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$1,980,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$2,165,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	10/3/2016		

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	5.35
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2049
Address Line2	Suite 200	Amount of Bond Principal Retired during the Reporting Year	0
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$7,005,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$7,005,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	10/3/2016		

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 05/26/2021

Status: UNSUBMITTED

Certified Date: N/A

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	4.85
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2031
Address Line2	Suite 200	Amount of Bond Principal Retired during the Reporting Year	85000
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$2,030,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$2,115,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	1/3/2017		

Name of Recipient of Bond Proceeds	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	Bond Interest Rate	5.35
Address Line1	909 Walnut St.	Last Year Bonds Expected to be Retired	2049
Address Line2	Suite 200	Amount of Bond Principal Retired during the Reporting Year	0
City	KANSAS CITY	Amount of Bond Principal Retired Prior to Reporting Year	0
State	MO	Current Amount of Bonds Outstanding	\$6,920,000.00
Postal Code	64106	Purpose of Project Requiring the Bond Issuance	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
Plus4		Was the Bond Issuance Expected to Result in New Jobs Being Created?	No
Province/Region		If yes, How Many Jobs Were Planned to be Created?	
Country	United States	If yes, How Many Jobs Have Been Created to Date?	
Amount of Bonds Issued	\$6,920,000.00	Have the Bonds Been Fully Retired?	No
Date Bonds Issued	1/3/2017		

Annual Report for The Sullivan County Infrastructure Local Development Corporation
Fiscal Year Ending: 12/31/2020

Run Date: 05/26/2021
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments

Staff to add note re: COVID-19 and PARIS reporting deadline prior to submittal.

The Sullivan County Infrastructure Local Development Corporation
Operations and Accomplishments 2020

The Sullivan County Infrastructure Local Development Corporation was formed in 2016. Its mission is to develop, own, construct (or cause to be constructed), and maintain (or cause to be maintained) certain infrastructure and related improvements located on approximately 1,700 acres of land located in the Town of Thompson, Sullivan County in connection with the Adelaar Resort Project, and will be operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, to relieve and reduce unemployment, promote and provide for additional and maximum employment, improve and maintain job opportunities, and lessen the burden of government and act in the public interest.

In furtherance of this mission, on June 13, 2016, the Corporation authorized the issuance, execution, sale and delivery of revenue bonds to finance the acquisition and construction of public infrastructure improvements for the Adelaar Project in the Town of Thompson.

In 2020, the Board of Directors of The Sullivan County Infrastructure Local Development Corporation met four times, in March, April, October, and December, to conduct business. At its March 9 meeting, the Board reviewed the Corporation's policies, mission statement, and performance measurements. At its April 13 meeting, the Board conducted its annual self-evaluation and approved the Corporation's 2019 audit report and Public Authorities Reporting Information System (PARIS) reports. At its October 19 meeting, the Board approved the Corporation's 2021 budget. In addition to meetings of the full Board of Directors, the Governance Committee met in December to conduct its annual business.

The Sullivan County Infrastructure Local Development Corporation

**548 Broadway
Monticello, New York 12701**

ASSESSMENT OF THE EFFECTIVENESS OF INTERNAL CONTROL STRUCTURE AND PROCEDURES

The management of the Corporation is responsible for establishing and maintaining adequate internal control over financial reporting. Internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external reporting purposes in accordance with accounting principles generally accepted in the United States of America. Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements.

Corporation management periodically reviews the system of internal control to determine its effectiveness and make any necessary improvements. Management has assessed the effectiveness of the Corporation's internal control over financial reporting and has concluded that based on its assessment, the Corporation's internal control over financial reporting was effective as of December 31, 2020.

**THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL
DEVELOPMENT CORPORATION**

548 Broadway
Monticello, New York 12701
845-428-7575 – voice
845-428-7577 – fax

**ANNUAL REPORT ON THE DISPOSITION OF REAL PROPERTY FOR
CALENDAR YEAR 2020**

As required by the Public Authorities Accountability Act of 2005, The Sullivan County Infrastructure Local Development Corporation originally established its Disposition of Real Property Guidelines on May 9, 2016. The Corporation conducted its annual review of its Disposition of Real Property Guidelines on February 8, 2021.

List of all Real Property owned by The Sullivan County Infrastructure Local Development Corporation as of December 31, 2020-- The Corporation owns no land. The Corporation owns certain infrastructure and related improvements located on approximately 1,700 acres of land located within the Town of Thompson, Sullivan County in connection with the Adelaar Resort Project.

List of all Real Property and Personal Property Disposed of by The Sullivan County Infrastructure Local Development Corporation in calendar year 2020 – None.

##

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 04/28/2021
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Information:

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

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 04/28/2021
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	County of Sullivan IDA	Address Line1	548 Broadway
Type of Procurement	Staffing Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	MONTICELLO
Award Date		State	NY
End Date		Postal Code	12701
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$24,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	administrative services

2. Vendor Name	Garigliano Law Offices LLP	Address Line1	449 Broadway
Type of Procurement	Legal Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	MONTICELLO
Award Date		State	NY
End Date		Postal Code	12701
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$9,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	legal services

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 04/28/2021
 Status: UNSUBMITTED
 Certified Date : N/A

3. Vendor Name	Mike Preis, Inc.	Address Line1	PO Box 280
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	CALLICOON
Award Date		State	NY
End Date		Postal Code	12723
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$6,791.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	agency insurance

4. Vendor Name	MuniCap Inc.	Address Line1	8630 M Guildford Road
Type of Procurement	Other Professional Services	Address Line2	#263
Award Process	Non Contract Procurement/Purchase Order	City	COLUMBIA
Award Date		State	MD
End Date		Postal Code	21046
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$12,271.25	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	bond administration services

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 04/28/2021
 Status: UNSUBMITTED
 Certified Date : N/A

5. Vendor Name	RBT CPAs, LLP	Address Line1	11 Racquet Road
Type of Procurement	Financial Services	Address Line2	PO Box 10009
Award Process	Authority Contract - Non-Competitive Bid	City	NEWBURGH
Award Date	12/27/2019	State	NY
End Date	12/31/2022	Postal Code	12550
Fair Market Value	\$22,500.00	Plus 4	
Amount	\$22,500.00	Province/Region	
Amount Expended For Fiscal Year	\$8,166.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	agency audit services

6. Vendor Name	Wilmington Trust	Address Line1	PO Box 8955
Type of Procurement	Financial Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	WILMINGTON
Award Date		State	DE
End Date		Postal Code	19899
Fair Market Value		Plus 4	8955
Amount		Province/Region	
Amount Expended For Fiscal Year	\$8,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	bond trustee services

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2020

Run Date: 04/28/2021
Status: UNSUBMITTED
Certified Date : N/A

Additional Comments

Investment Report for The Sullivan County Infrastructure Local Development Corporation
 Fiscal Year Ending: 12/31/2020

Run Date : 04/28/2021
 Status: UNSUBMITTED
 Certified Date: N/A

Investment Information

Question		Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	http://www.sullivanlhc.com/budgets-reports/ attached, pending Board approval
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	http://www.sullivanlhc.com/budgets-reports/
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	http://www.sullivanlhc.com/budgets-reports/

Additional Comments

THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION

FY 2020 INVESTMENT REPORT

All investments and deposits of the Corporation for the year 2020 can be found in the Certified Financial Audit, available on the Corporation's website. All investments and deposits conform to the requirements New York State Law and the policies of The Sullivan County Infrastructure Local Development Corporation. The Corporation conducted its annual review and approval of its Investment Policy on February 8, 2021.

##

Certified Financial Audit for The Sullivan County Infrastructure Local Development Corporation
 Fiscal Year Ending: 12/31/2020

Run Date: 04/28/2021
 Status: UNSUBMITTED
 Certified Date : N/A

Financial Documents

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

URL (If Applicable)	Attachments
www.sullivanldc.com/budgets-and-reports/	

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

URL (If Applicable)	Attachments
www.sullivanldc.com/budgets-and-reports/	

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

URL (If Applicable)	Attachments
www.sullivanldc.com/budgets-and-reports/	

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

URL (If Applicable)	Attachments

Additional Comments

RBT audited financial statement and Board report to be attached and uploaded to PARIS when finalized.

FINANCIAL REPORT
Audited
SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
(A Component Unit of Sullivan County, New York)
SULLIVAN COUNTY, NEW YORK
December 31, 2020

Audited for:

Board of Directors
Sullivan County Infrastructure Local Development Corporation

Draft

Audited by:

RBT CPAs, LLP
11 Racquet Road
Newburgh, NY 12550
(845) 567-9000

Draft

SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Sullivan County Infrastructure Local Development Corporation
548 Broadway
Monticello, New York 12701

Report on the Financial Statements

We have audited the accompanying financial statements of the Sullivan County Infrastructure Local Development Corporation (the "Corporation"), a component unit of Sullivan County, New York, as of and for the year ended December 31, 2020 and 2019 and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used, and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Sullivan County Infrastructure Local Development Corporation, a component unit of Sullivan County, New York, as of December 31, 2020 and 2019, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note VIII to the financial statements, the spread of the global pandemic, coronavirus disease (“COVID-19”), has created economic uncertainty.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis, on pages 3-5, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information, because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 28, 2021, on our consideration of the Sullivan County Infrastructure Local Development Corporation, a component unit of Sullivan County, New York’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Sullivan County Infrastructure Local Development Corporation’s internal control over financial reporting and compliance.

RBT CPAs, LLP

Newburgh, NY
May 28, 2021

**SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
 REQUIRED SUPPLEMENTARY INFORMATION
 MANAGEMENT'S DISCUSSION AND ANALYSIS**

The following "Management's Discussion and Analysis" report ("MD&A") provides the reader with an introduction and overview to the financial activities and performance of the Sullivan County Infrastructure Local Development Corporation (the "Corporation") for the years ended December 31, 2020 and 2019. This information should be reviewed in conjunction with the Corporation's audited financial statements.

FINANCIAL POSITION SUMMARY

Net position may serve as an indicator of the Corporation's financial position. The Corporation's net position was \$(16,465,114) and \$(14,764,959) at December 31, 2020 and 2019 respectively. The decrease in net position of \$1,700,155 reflects the Corporation's "loss" for 2020.

For details of the Corporation's finances, see the accompanying financial statements and notes thereof.

SUMMARY OF NET POSITION

	<u>2020</u>	<u>2019</u>	<u>\$ Change</u>	<u>% Change</u>
Assets				
Current Assets	\$ 390,816	\$ 461,262	\$ (70,446)	-15%
Non-Current Assets	91,627,500	94,859,752	(3,232,252)	-3%
Total Assets	<u>92,018,316</u>	<u>95,321,014</u>	<u>(3,302,698)</u>	<u>-3%</u>
Liabilities				
Current Liabilities	2,687,272	2,614,389	72,883	3%
Non-Current Liabilities	105,796,158	107,471,584	(1,675,426)	-2%
Total Liabilities	<u>108,483,430</u>	<u>110,085,973</u>	<u>(1,602,543)</u>	<u>-1%</u>
Net Position				
Net Investment in Capital Assets	(15,570,832)	(13,855,839)	(1,714,993)	12%
Unrestricted	(894,282)	(909,120)	14,838	-2%
Total Net Position	<u>\$ (16,465,114)</u>	<u>\$ (14,764,959)</u>	<u>\$ (1,700,155)</u>	<u>12%</u>

**SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
 REQUIRED SUPPLEMENTARY INFORMATION
 MANAGEMENT'S DISCUSSION AND ANALYSIS**

FINANCIAL OPERATIONS HIGHLIGHTS

Based on the service agreement between the Town of Thompson (the "Town") and the Corporation, the Town began levying special assessments on an annual basis, beginning January 1, 2019, to pay service fees covering the annual debt service and administrative costs. Service Fees increased by \$5,317,963 in 2020, providing funding for an entire year's debt service.

The deficit in net position is due to the Corporation's debt interest and depreciation expenses.

SUMMARY OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

	<u>2020</u>	<u>2019</u>	<u>\$ Change</u>	<u>% Change</u>
Operating Revenues:				
Service Fees	\$ 7,326,991	\$ 2,009,028	\$ 5,317,963	265%
Total Operating Revenues	<u>7,326,991</u>	<u>2,009,028</u>	<u>5,317,963</u>	<u>265%</u>
Operating Expenses:				
Administrative Expenses	32,729	34,431	(1,702)	-5%
Professional Fees	17,313	20,306	(2,993)	-15%
Insurance Expenses	10,231	4,111	6,120	149%
Office Expenses	34	84	(50)	100%
Total Operating Expenses	<u>60,307</u>	<u>58,932</u>	<u>1,375</u>	<u>2%</u>
Operating Income	<u>7,266,684</u>	<u>1,950,096</u>	<u>5,316,588</u>	<u>273%</u>
Non-Operating Revenues (Expenses):				
Investment Income	62,104	159,229	(97,125)	-61%
Total Non-Operating Revenues	<u>62,104</u>	<u>159,229</u>	<u>(97,125)</u>	<u>-61%</u>
Non-Operating Expenses:				
Debt Interest Expense	(5,796,076)	(5,809,237)	13,161	0%
Depreciation Expense	(3,232,867)	(3,232,867)	-	0%
Total Non-Operating Expenses	<u>(9,028,943)</u>	<u>(9,042,104)</u>	<u>13,161</u>	<u>0%</u>
Non-Operating (Loss)	<u>(8,966,839)</u>	<u>(8,882,875)</u>	<u>(83,964)</u>	<u>1%</u>
Change in Net Position	<u>\$ (1,700,155)</u>	<u>\$ (6,932,779)</u>	<u>\$ 5,232,624</u>	<u>-75%</u>

FINANCIAL STATEMENTS

The Corporation's financial statements are prepared in accordance with generally accepted accounting principles, as promulgated by the Governmental Accounting Standards Board (the "GASB"). The Corporation is structured as a proprietary fund. It is a component unit of Sullivan County, New York because the County Manager appoints the Corporation's nine-member board. See the accompanying Notes to the Financial Statements.

**SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT'S DISCUSSION AND ANALYSIS**

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The Sullivan County Infrastructure Local Development Corporation was formed in 2016. Its mission is to develop, own, construct (or cause to be constructed), and maintain (or cause to be maintained) certain infrastructure and related improvements located on approximately 1,700 acres of land located in the Town of Thompson, Sullivan County in connection with the Adelaar Resort Project, and will be operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, to relieve and reduce unemployment, promote and provide for additional and maximum employment, improve and maintain job opportunities, and lessen the burden of government and act in the public interest.

In furtherance of this mission, on June 13, 2016, the Corporation authorized the issuance, execution, sale and delivery of revenue bonds to finance the acquisition and construction of public infrastructure improvements for the Adelaar Project in the Town of Thompson.

In 2020, the Board of Directors of the Sullivan County Infrastructure Local Development Corporation met four times, in March, April, October and December to conduct business. At its March 9th meeting, the Board reviewed the Corporation's policies, mission statement, and performance measurements. At its April 13th meeting, the Board conducted its annual self-evaluation and approved the Corporation's 2019 audit report and Public Authorities Information System ("PARIS") reports. At its October 19th meeting, the Board approved the Corporation's 2021 budget. In addition to meetings of the full Board of Directors, the Governance Committee met in December to conduct its annual business.

CONTACTING CORPORATION'S FINANCIAL MANAGEMENT

This financial report is designed to provide citizens, taxpayers, investors, and creditors with a general overview of the Corporation's finances and to reflect the Corporation's accountability for the monies it receives. Questions concerning any of the information in this report or requests for additional information should be directed to Jennifer Flad, 548 Broadway Monticello, NY 12701.

SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
STATEMENTS OF NET POSITION

<u>As of December 31</u>	<u>2020</u>	<u>2019</u>
ASSETS		
Current Assets:		
Cash and Cash Equivalents	\$ 55,290	\$ 46,495
Cash and Cash Equivalents - Restricted (Note II)	322,826	402,067
Interest Receivable	12,700	12,700
	<u>390,816</u>	<u>461,262</u>
Total Current Assets		
Non-Current Assets:		
Investments - Restricted	3,703,803	3,703,188
Capital Assets (Note III)		
Net of Accumulated Depreciation (Note III)	87,923,697	91,156,564
	<u>91,627,500</u>	<u>94,859,752</u>
Total Non-Current Assets		
TOTAL ASSETS	<u>92,018,316</u>	<u>95,321,014</u>
LIABILITIES		
Current Liabilities:		
Accounts Payable	15,585	2,541
Accrued Interest Payable	946,687	959,848
Due to Related Parties (Note VI)	-	12,000
Current Portion of Bonds Payable (Note IV)	1,725,000	1,640,000
	<u>2,687,272</u>	<u>2,614,389</u>
Total Current Liabilities		
Non-Current Liabilities:		
Bonds Payable, Net of Discount (Note IV)	105,796,158	107,471,584
	<u>105,796,158</u>	<u>107,471,584</u>
Total Non-Current Liabilities		
TOTAL LIABILITIES	<u>108,483,430</u>	<u>110,085,973</u>
NET POSITION		
Net Position:		
Net Investment in Capital Assets	(15,570,832)	(13,855,839)
Unrestricted	(894,282)	(909,120)
	<u>(16,465,114)</u>	<u>(14,764,959)</u>
TOTAL NET POSITION	<u>\$ (16,465,114)</u>	<u>\$ (14,764,959)</u>

See Notes to the Financial Statements

SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the Year Ended December 31	2020	2019
Operating Revenues:		
Service Fees (Note V)	\$ 7,326,991	\$ 2,009,028
Total Operating Revenues	<u>7,326,991</u>	<u>2,009,028</u>
Operating Expenses:		
Administrative Expenses	32,729	34,431
Professional Fees and Service Contracts	17,313	20,306
Insurance	10,231	4,111
Office Expense	34	84
Total Operating Expenses	<u>60,307</u>	<u>58,932</u>
Operating Income	<u>7,266,684</u>	<u>1,950,096</u>
Non-Operating Revenues (Expenses):		
Investment Income	62,104	159,229
Interest Expense	(5,796,076)	(5,809,237)
Depreciation Expense	(3,232,867)	(3,232,867)
Net Non-Operating Expenses	<u>(8,966,839)</u>	<u>(8,882,875)</u>
Change in Net Position	(1,700,155)	(6,932,779)
Net Position - Beginning	(14,764,959)	(8,409,072)
Prior Period Adjustments (Note VII)	-	576,892
Net Position - Beginning, restated	<u>(14,764,959)</u>	<u>(7,832,180)</u>
Net Position - Ending	<u>\$ (16,465,114)</u>	<u>\$ (14,764,959)</u>

See Notes to the Financial Statements

SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
STATEMENTS OF CASH FLOWS

For the Year Ended December 31	2020	2019
Cash Flows from Operating Activities		
Receipts from Service Fees	\$ 7,326,991	\$ 2,009,028
Payments to Contractors	(59,263)	(69,506)
Net cash provided by operating activities	<u>7,267,728</u>	<u>1,939,522</u>
Cash Flows from Capital Financing Activities:		
Purchase of Capital Assets	-	(11,543,805)
Bond Principal Payments	(1,640,000)	-
Interest Paid on Bonds	(5,759,663)	(5,759,663)
Net cash used by capital financing activities	<u>(7,399,663)</u>	<u>(17,303,468)</u>
Cash Flows from Investing Activities		
Investment Income	62,104	167,583
Net cash provided by investing activities	<u>62,104</u>	<u>167,583</u>
Net Decrease in Cash and Cash Equivalents	(69,831)	(15,196,363)
Cash and Cash Equivalents - Beginning of Year	<u>4,151,750</u>	<u>19,348,113</u>
Cash and Cash Equivalents - End of Year	<u>\$ 4,081,919</u>	<u>\$ 4,151,750</u>
Presented as:		
Cash and Cash Equivalents	\$ 55,290	\$ 46,495
Cash and Cash Equivalents - Restricted	322,826	402,067
Investments - Restricted	3,703,803	3,703,188
Total	<u>\$ 4,081,919</u>	<u>\$ 4,151,750</u>
Reconciliation of operating income to net cash provided by operating activities		
Operating Income	\$ 7,266,684	\$ 1,950,096
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:		
Accounts Payable	13,044	(10,574)
Due to Related Parties (Note VI)	(12,000)	-
Net Cash Provided by Operating Activities	<u>\$ 7,267,728</u>	<u>\$ 1,939,522</u>

See Notes to the Financial Statements

**SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization and Purpose

The Sullivan County Infrastructure Local Development Corporation (the "Corporation") was established on February 10, 2016 under Section 1411 of the Not-for-Profit Corporation Law of the State of New York, which covers local development corporations. The purpose of the Corporation is to develop, own, construct, and maintain certain infrastructure and related improvements on approximately 1,700 acres in the Town of Thompson, Sullivan County, to foster the creation, retention, and expansion of jobs and economic opportunities for the benefit of the County, State and local economies.

The Corporation is a component unit of the County of Sullivan, New York. The County Manager appoints the Board members of the Corporation.

The Corporation contracts with the County of Sullivan Industrial Development Agency (the "SCIDA") for administrative services.

B. The Reporting Entity

The Corporation is considered a component unit of the financial reporting entity known as Sullivan County, New York. Inclusion in the financial reporting entity, Sullivan County, New York, is determined based on financial accountability as defined by GASB Statement No. 14, as amended "The Financial Reporting Entity". Component units are legally separate entities for which the County of Sullivan, New York, is financially accountable. The Sullivan County Manager appoints all of the Corporation's Board Members. This level of control meets the criteria for financial accountability as defined by GASB No. 14.

C. Basis of Accounting

The financial statements of the Corporation have been prepared in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP"), as applied to government units. The Governmental Accounting Standards Board (the "GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Under standards set by GASB, the Corporation is considered a proprietary fund. Proprietary fund financial statements are prepared on the accrual basis of accounting, which records the financial effects of transactions and other events when these transactions and events occur. Revenues are recognized when they are earned and expenses are recognized when they are incurred. The measurement focus is the flow of economic resources.

D. Cash and Cash Equivalents

For the purpose of presenting the Statements of Cash Flows, the Corporation considers all demand deposits, time and savings accounts, and certificates of deposit with an original maturity of three months or less to be cash or cash equivalents.

The Corporation has adopted an investment policy in accordance with public authority law which is re-affirmed annually. Such policy defines the Corporation's investment objectives, authorization and collateralization procedures and monitoring of compliance with stated policies. As described below, the Corporation is in compliance with such policies.

Corporation monies are deposited in FDIC insured commercial banks or trust companies located within the State. The Corporation is authorized to use demand deposit, time and money market savings accounts, and certificates of deposit. Governmental Accounting Standards Board Statement No. 40 *Deposits and Investment Risk Disclosure*, directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance, or collateralized by securities held by the Corporation or its agent in the Corporation's name. The Corporation's cash balances were fully collateralized and not subject to custodial credit risk.

**SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

E. Capital Assets

The Corporation records capital assets at historical cost and depreciates the assets on a straight-line basis over their estimated useful life of 30 years. Assets are not depreciated until placed in service. The Corporation does not maintain a capitalization threshold as all infrastructure assets are capitalized. Interest expense during the period of construction is capitalized, net of investment earnings.

F. Receivables

Receivables represent investment interest income earned and accrued as of December 31. As of December 31, 2020 and 2019, interest receivable was \$12,700 and \$12,700, respectively.

G. Use of Estimates

The preparation of basic financial statements, in conformity with U.S. GAAP, requires management to make estimates and assumptions that affect the amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

H. Subsequent Events

The Corporation evaluated subsequent events for disclosure and/or recognition in the financial statements from December 31, 2020, and through May 28, 2021, the date on which the financial statements were available for issuance.

II. CASH, CASH EQUIVALENTS AND INVESTMENTS

Statutes authorize the Corporation to maintain deposits with financial institutions and to invest in certificates of deposit, obligations of New York State, the United States Government and its agencies, and repurchase agreements collateralized by U.S. obligations. The Corporation has investments in money market funds, which consist of U.S. Government obligations, are authorized in accordance with provisions of the Trust Indenture. Money Market accounts consist of unspent debt proceeds and are restricted to expenses related to the debt payments.

In addition, the Corporation, through the Trust Indenture adopted by resolution on June 13, 2016, is authorized to invest funds held under the Indenture in "Permitted Investments". Permitted Investments include the above described investments as well as certain types of commercial paper, Government Certificates, obligations issued, guaranteed or assumed by the International Bank, Asian Development Bank or African Development Bank, certain types of corporate notes and investment agreements.

The Corporation has entered into an investment agreement with Natixis Funding Corporation ("NFC"), a subsidiary of Natixis, a public limited corporation with a board of directors (*societe anonyme conseil d'administration*) governed by French law, which provides for the investment of certain restricted funds until the maturity date of the bonds. Natixis has provided a guaranty of NFC's obligations under the investment agreement. The Debt Service Reserve is earning 1.64% fixed rate per year until November 1, 2027, other restricted funds are currently earning 2.07% and are invested in a Federated Government Obligations money market fund.

Cash deposits are secured by collateral valued at market or par, whichever is lower, less the amount of Federal Deposit Insurance Corporation insurance. The Corporation's deposits are categorized below to give an indication of the level of risk assumed by the Corporation.

- 1) Insured or collateralized with securities held by the Corporation or by its agent in the Corporation's name;
- 2) Collateralized with securities held by the pledging institution's trust department or agent in the Corporation's name;
- 3) Uncollateralized.

**SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

II. CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

Investments are categorized into these three categories of credit risk:

- 1) Insured or registered, or securities held by the Corporation or its agent in the Corporation's name; included in Category 1 are funds invested in securities of the United States Government and its agencies, and repurchase agreements collateralized by U.S. obligations;
- 2) Uninsured and registered, with securities held by the counter-party's trust department or agent in the Corporation's name;
- 3) Uninsured and unregistered, with securities held by the counter-party or by its trust department or agent, but not in the Corporation's name.

Balances as of December 31, 2020				
	<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>	<u>Total</u>
Cash and Cash Equivalents Balances:				
Cash in Bank	\$ 55,290	\$ -	\$ -	\$ 55,290
Money Market Funds	322,826	-	-	322,826
Cash and Cash Equivalents Total:	<u>378,116</u>	<u>-</u>	<u>-</u>	<u>378,116</u>
Investments:				
Investment Agreement	-	3,703,803	-	3,703,803
Investments Total	<u>-</u>	<u>3,703,803</u>	<u>-</u>	<u>3,703,803</u>
Total Cash, Cash Equivalents, and Investments	<u>\$ 378,116</u>	<u>\$ 3,703,803</u>	<u>\$ -</u>	<u>\$ 4,081,919</u>
Balances as of December 31, 2019				
	<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>	<u>Total</u>
Cash and Cash Equivalents Balances:				
Cash in Bank	\$ 46,495	\$ -	\$ -	\$ 46,495
Money Market Funds	402,067	-	-	402,067
Cash and Cash Equivalents Total:	<u>448,562</u>	<u>-</u>	<u>-</u>	<u>448,562</u>
Investment Agreement	-	3,703,188	-	3,703,188
Investments Total	<u>-</u>	<u>3,703,188</u>	<u>-</u>	<u>3,703,188</u>
Total Cash, Cash Equivalents, and Investments	<u>\$ 448,562</u>	<u>\$ 3,703,188</u>	<u>\$ -</u>	<u>\$ 4,151,750</u>

Bank balances differ from the Corporation's cash balances by the amount of outstanding items clearing in the following month. Disclosures relating to risk and type of investments as presented above are indicative of activity and positions held during the year.

Restricted Assets

The Restricted assets of the Corporation consist of unexpended bond proceeds and related investment earnings, which is invested in money market funds and investments under the control of the Bond Trustee.

SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS

Restricted Assets are summarized as follows:

Series 2016 Bonds - Current	2020	2019
Cost of Issuance Fund	\$ 16,497	\$ 16,454
Admin and Interest Reserve Funds	201,208	267,052
Excess Debt Service Reserve Funds	-	13,718
Construction Reserve Funds	<u>105,121</u>	<u>104,843</u>
 Total Current - Restricted Assets	 <u>\$ 322,826</u>	 <u>\$ 402,067</u>
 Series 2016 Bonds - Non-Current		
Debt Service Reserve Funds	<u>\$ 3,703,803</u>	<u>\$ 3,703,188</u>
 Total Non-Current - Restricted Assets	 <u>\$ 3,703,803</u>	 <u>\$ 3,703,188</u>

III. CAPITAL ASSETS

Capital assets consisted of the following at December 31:

	Restated Beginning Balances			Ending Balances
	December 31, 2019	Increases	Decreases	December 31, 2020
Infrastructure:				
Drainage	\$ 14,712,903	\$ -	\$ -	\$ 14,712,903
Lighting	10,943,934	-	-	10,943,934
Roads	29,065,401	-	-	29,065,401
Sewer	16,794,654	-	-	16,794,654
Water	14,308,578	-	-	14,308,578
Water Storage	<u>3,000,000</u>	<u>-</u>	<u>-</u>	<u>3,000,000</u>
	88,825,470	-	-	88,825,470
Add: Capitalized Interest	8,160,548	-	-	8,160,548
Less: Accumulated Depreciation	<u>(5,829,454)</u>	<u>(3,232,867)</u>	<u>-</u>	<u>(9,062,321)</u>
Total Capital Assets, Net	<u>\$ 91,156,564</u>	<u>\$ (3,232,867)</u>	<u>\$ -</u>	<u>\$ 87,923,697</u>
	Restated Beginning Balances			Ending Balances
	December 31, 2018	Increases	Decreases	December 31, 2019
Infrastructure:				
Drainage	\$ 14,712,903	\$ -	\$ -	\$ 14,712,903
Lighting	10,943,934	-	-	10,943,934
Roads	29,065,401	-	-	29,065,401
Sewer	16,794,654	-	-	16,794,654
Water	14,308,578	-	-	14,308,578
Water Storage	<u>3,000,000</u>	<u>-</u>	<u>-</u>	<u>3,000,000</u>
	88,825,470	-	-	88,825,470
Add: Capitalized Interest	8,160,548	-	-	8,160,548
Less: Accumulated Depreciation	<u>(2,581,301)</u>	<u>(3,248,153)</u>	<u>-</u>	<u>(5,829,454)</u>
Total Capital Assets, Net	<u>\$ 94,404,717</u>	<u>\$ (3,248,153)</u>	<u>\$ -</u>	<u>\$ 91,156,564</u>

For the years ended December 31, 2020 and December 31, 2019, depreciation expense amounted to \$3,232,867 and \$3,232,867 respectively. The effect on accumulated depreciation due to the prior period adjustment was \$15,286 as described in Note VII.

SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS

IV. BONDS PAYABLE

Revenue Bonds

In June 2016, the Corporation executed a trust indenture authorizing the issuance of \$110,075,000 in revenue bonds to finance public infrastructure improvements, to fund a debt service reserve fund, to fund the payment of interest on the bonds prior to and during construction, and to pay costs of issuing the bonds. The Town of Thompson, New York, on behalf of the Improvement Districts benefitting from the infrastructure improvements, agreed to impose and collect special assessments in an amount sufficient to pay the annual Service Fee. See Note V. Economic Dependency. The bonds are special limited obligations of the Corporation payable solely from and secured by a pledge of the Service Fee and certain funds held by the Trustee. The first principal payment of \$1,640,000 was due November 1, 2020.

Series	Issue Date	Interest Rate	Maturity Date	December 31, 2020
Series 2016A-1	6/1/16	4.85%	2031	\$ 14,130,000
Series 2016A-2	6/1/16	5.35%	2049	49,085,000
Series 2016B-1	6/1/16	4.85%	2031	2,030,000
Series 2016B-2	6/1/16	5.35%	2049	7,005,000
Series 2016C-1	6/1/16	4.85%	2031	1,980,000
Series 2016C-2	6/1/16	5.35%	2049	6,920,000
Series 2016D-1	6/1/16	4.85%	2031	1,305,000
Series 2016D-2	6/1/16	5.35%	2049	4,540,000
Series 2016E-1	6/1/16	4.85%	2031	4,785,000
Series 2016E-2	6/1/16	5.35%	2049	16,655,000
				108,435,000
Less: Current Maturities of Bonds Payable				(1,725,000)
Bonds Payable - Long Term				106,710,000
Less: Unamortized Discount				(913,842)
Bonds Payable - Long Term, net of unamortized discount				\$ 105,796,158

SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
 SULLIVAN COUNTY, NEW YORK
 NOTES TO THE FINANCIAL STATEMENTS

IV. BONDS PAYABLE (CONTINUED)

Revenue bonds (continued)

The bonds were issued at a discount totaling \$1,115,750, which is being amortized using the effective interest method over the life of the bonds. The unamortized balance as of December 31, 2020 and December 31, 2019 was \$913,842 and \$963,416, respectively. The amortization included in expense was \$49,574 for the year ended December 31, 2020 and 2019.

Bond Covenants

The Corporation has covenanted under the indenture that it will promptly pay the principal of, premium, if any, and interest on every Bond issued under and secured by this Indenture at the places, on the dates and in the manner specified in this Indenture and the Bonds; provided, however, that such obligations are limited obligations of the Issuer and are payable solely from the Service Fee and other property pledged and assigned by the Indenture to secure payment of the Bonds. The Corporation is required to maintain an amount equal to six months of the maximum principal and interest due on the bonds in the current or any future fiscal year to meet the debt service requirements, currently \$3,703,803. The trust indenture also defines events of default, including non-payment of principal and/or interest. However the trust indenture does not require acceleration of any payments. No events of default have occurred during the year.

Maturity

Annual Amortization requirements for Bonds Payable:

Years ended December 31,	Principal	Interest	Total
2021	1,725,000	5,680,123	\$ 7,405,123
2022	1,805,000	5,596,460	7,401,460
2023	1,890,000	5,508,918	7,398,918
2024	1,975,000	5,417,253	7,392,253
2025	2,080,000	5,321,465	7,401,465
2026-2030	11,995,000	24,994,215	36,989,215
2031-2035	15,325,000	21,694,093	37,019,093
2036-2040	19,855,000	17,148,890	37,003,890
2041-2045	25,755,000	11,239,548	36,994,548
2046-2049	26,030,000	3,571,660	29,601,660
Totals	\$ 108,435,000	\$ 106,172,625	\$ 214,607,625

**SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS**

V. ECONOMIC DEPENDENCY

As referenced in Note IV above, the Corporation has entered into a Public Infrastructure Services Agreement (the “PISA”) with the Town of Thompson on behalf on the Improvement Districts to receive services fees, defined generally as the amount of principal and interest due annually on the bonds, less any amounts on deposit with the Corporation in accounts intended for payment of debt service, plus any amounts due under the Indenture to replenish any reserve funds and administrative expense funds created under the Indenture. The Town is required to levy special assessments in an amount equal to the special assessment requirement in order to pay the service fees due, subject to annual appropriation by the Town Board. The Corporation is required to provide the Town with the special assessment roll and a special assessment report annually which will be used to levy the special assessments in the following year. The Corporation has engaged Municap, Inc., administrator for the bonds, to prepare the annual report. The Town of Thompson collected \$7,326,991 and \$2,009,028 in special assessment fees for years ending December 31, 2020 and 2019 respectively, which was the calculated amount due the Corporation for payment of debt service and other costs.

VI. RELATED PARTY TRANSACTION

Members of the Board of Directors of the Corporation make up the Board of the SCIDA, therefore the two entities are considered related parties. The Corporation has a professional service contract with the SCIDA to provide management and administrative services to the Corporation. Expenses under the contract totaled \$12,000 for the year ended December 31, 2019. Amounts due to related parties totaled \$0 and \$12,000 for the years ended December 31, 2020 and 2019.

VII. PRIOR PERIOD ADJUSTMENTS

In 2019, the following prior period adjustments were recorded to properly state net assets as of January 1, 2019:

<u>Amount</u>	<u>Reason</u>	<u>Effect</u>
\$ 550,316	To reverse prior year capitalized investment income.	Increase in Fixed Assets Increase in Net Position
\$ 41,862	To record additional capital assets for prior year.	Increase in Fixed Assets Increase in Net Position
\$ (15,286)	To reverse prior year amortized capitalized investment income.	Decrease in Net Position
<u>\$ 576,892</u>		

VIII. UNCERTAINTY

During 2020, local, U.S., and world governments have encouraged self-isolation to curtail the spread of the global pandemic, coronavirus disease (COVID-19), by mandating temporary work stoppage in many sectors and imposing limitations on travel and size and duration of group meetings. There is unprecedented uncertainty surrounding the duration of the pandemic, its potential economic ramifications, and any government actions to mitigate them. The Corporation exists to provide support for job growth and economic opportunity. Management has advised staff to work remotely as a response to current NYS regulations. Accordingly, while management cannot quantify the financial and any other impacts to the Corporation as of May 28, 2021, management does not believe that a material impact on the Corporation's financial position and results of future operations is reasonably possible.

IX. NEW REPORTING STANDARDS

In June 2017, GASB issued Statement 87, *Leases*. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The Corporation is required to implement this standard for year ended December 31, 2022. The Corporation has not evaluated the effect of GASB 87 on its financial statements.

SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION
SULLIVAN COUNTY, NEW YORK
NOTES TO THE FINANCIAL STATEMENTS

IX. NEW REPORTING STANDARDS (CONTINUED)

In March 2018, GASB issued Statement 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. This Statement requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. The Corporation has implemented this statement for the year ended December 31, 2019 as required. There is no effect on the Corporation's statement of activities or net position.

In June 2018, GASB issued Statement 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which it is incurred for financial statement prepared on the economic resources measurement basis and not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund. The Corporation implemented this standard on a prospective basis for the year ended December 31, 2019. There is no effect on the Corporation's statement of activities or net position.

GASB has also issued Statements 90 through 97, none of which are expected to have any substantive effects on the Corporation's net position.

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OTHER REPORTING REQUIRED by
GOVERNMENT AUDITING STANDARDS

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

Board of Directors
Sullivan County Infrastructure Local Development Corporation
548 Broadway
Monticello, New York 12701

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Sullivan County Infrastructure Local Development Corporation (the "Corporation"), a component unit of Sullivan County, New York, as of and for the year ended December 31, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated May 28, 2021.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control or on compliance.

This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RBT CPAs, LLP

Newburgh, NY
May 28, 2021

Draft

Sullivan County Infrastructure Local Development Corporation

Report to the Board of Directors

December 31, 2020

Draft

May 28, 2021

Board of Directors
Sullivan County Infrastructure Local Development Corporation
548 Broadway
Monticello, NY 12701

Attention: Board of Directors

We are pleased to present this report related to our audit of the financial statements of Sullivan County Infrastructure Local Development Corporation (the "Corporation") as of and for the year ended December 31, 2020. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the Corporation's financial reporting process.

This report is intended solely for the information and use of the Board of Directors and management, and is not intended to be, and should not be, used by anyone other than these specified parties. It will be our pleasure to respond to any questions you have about this report. We appreciate the opportunity to continue to be of service to the Corporation.

Sincerely,

RBT CPAs, LLP

Shannon M. Mannese, CPA, CFE

Shannon M. Mannese, CPA, CFE
Partner

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Required Communications

Generally accepted auditing standards (AU-C 260, *The Auditor's Communication With Those Charged With Governance*) require the auditor to promote effective two-way communication between the auditor and those charged with governance. Consistent with this requirement, the following summarizes our responsibilities regarding the financial statement audit as well as observations arising from our audit that are significant and relevant to your responsibility to oversee the financial reporting process.

Area	Comments
Our Responsibilities With Regard to the Financial Statement Audit	Our responsibilities under auditing standards generally accepted in the United States of America and <i>Government Auditing Standards</i> issued by the Comptroller General of the United States have been described to you in our arrangement letter dated November 13, 2020. Our audit of the financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.
Overview of the Planned Scope and Timing of the Financial Statement Audit	We have issued a separate communication dated November 13, 2020 regarding the planned scope and timing of our audit and identified significant risks.
Accounting Policies and Practices	Preferability of Accounting Policies and Practices Under generally accepted accounting principles, in certain circumstances, management may select among alternative accounting practices. In our view, in such circumstances, management has selected the preferable accounting practice.
	Adoption of, or Change in, Accounting Policies Management has the ultimate responsibility for the appropriateness of the accounting policies used by the Corporation. The Corporation did not adopt any significant new accounting policies, nor have there been any changes in existing significant accounting policies during the current period.
	Significant or Unusual Transactions We did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.
	Management's Judgments and Accounting Estimates Summary information about the process used by management in formulating particularly sensitive accounting estimates and about our conclusions regarding the reasonableness of those estimates is in the attached Summary of Significant Accounting Estimates.
Basis of Accounting	The accounting policies of the Corporation conform to accounting principles generally accepted in the United States of America for governmental units as established by the Governmental Accounting Standards Board (GASB). The financial statements were prepared on the assumption that the Corporation will continue as a going concern.
Audit Adjustments	There were no audit adjustments made to the original trial balance presented to us to begin our audit.
Uncorrected Misstatements	We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.

Area	Comments
Disagreements With Management	We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on any significant matters, the scope of the audit, or significant disclosures to be included in the financial statements.
Consultations With Other Accountants	We are not aware of any consultations management had with other accountants about accounting or auditing matters.
Significant Issues Discussed With Management	No significant issues arising from the audit were discussed or the subject of correspondence with management.
Significant Difficulties Encountered in Performing the Audit	We did not encounter any significant difficulties in dealing with management during the audit.
Letter Communicating Management Suggestions	We have separately communicated the management suggestions identified during our audit of the financial statements. This communication is attached as Exhibit A.
Significant Written Communications Between Management and Our Firm	Copies of significant written communications between our firm and the management of the Corporation, including the representation letter provided to us by management, are attached as Exhibit B.

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Summary of Recorded Audit Adjustments

Description	Net Effect-Increase (Decrease)				
	Assets	Liabilities	Fund Balance	Revenues	Expenditures
Income Statement Effect				\$ (68,059)	\$ 8,963,686
Balance Sheet Effect	\$ (3,232,867)	\$ 5,798,879	\$ (9,031,745)		

The amounts above reflect the net increase/(decrease) to the indicated account classes as a result of 8 entries proposed during our audit procedures. These entries have been reviewed and accepted by Jennifer Flad, Executive Director.

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Exhibit A - Letter Communicating Management Suggestions

Draft

May 28, 2021

Board of Directors
Sullivan County Infrastructure Local Development Corporation
548 Broadway
Monticello, NY 12701

This letter includes comments and suggestions with respect to matters that came to our attention in connection with our audit of the financial statements of Sullivan County Infrastructure Local Development Corporation (the "Corporation") as of and for the year ended December 31, 2020. These items are offered as constructive suggestions to be considered part of the ongoing process of modifying and improving the Corporation's practices and procedures.

We consider the following matter to be management suggestions:

Capitalization

The Corporation has not adopted a capitalization policy and does not maintain a fixed asset schedule. RBT recommends that the Board adopt a capitalization policy and maintain a fixed asset schedule, calculate depreciation expense, and record fixed asset additions and depreciation expense into QuickBooks on an annual basis.

This communication is intended solely for the information and use of the Corporation and management and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

RBT CPAs, LLP

Shannon M. Mannese, CPA, CFE

Shannon M. Mannese, CPA, CFE
Partner

**Exhibit B - Significant Written Communications Between Management
and Our Firm**

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