

**THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION**

548 Broadway  
Monticello, New York 12701  
(845) 428-7575 - Voice  
(845) 428-7577 - Fax  
[www.sullivanldc.com](http://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  
Scott Smith, Assistant Treasurer  
Paul Guenther, Member  
Sean Brooks, Member  
Phil Vallone, 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:** March 25, 2022

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

**DATE: Wednesday, March 30, 2022**

**TIME: 9:20 AM (following the meetings of the County of Sullivan IDA and Sullivan County Funding Corporation)**

**LOCATION: Via Zoom Videoconference Call**

Because of the Novel Coronavirus (COVID-19) pandemic and in accordance with Chapter 417 of the Laws of 2021, which took effect on September 2, 2021 and was amended effective January 14, 2022 and further amended effective March 16, 2022 and which allows state and local government meetings that are normally held in person to be held remotely instead, this meeting will be held via Zoom videoconference call.

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://us06web.zoom.us/j/6785188985>

This meeting will also be livestreamed on The Sullivan County Infrastructure Local Development Corporation's [YouTube Channel](#).

Meeting documents will be posted on The Sullivan County Infrastructure Local Development Corporation's website [here](#).

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**MEETING AGENDA**  
**Wednesday, March 30, 2022**

- I. CALL TO ORDER**
  - II. ROLL CALL**
  - III. APPROVAL OF MEETING MINUTES**  
March 14, 2022 Special Meeting
  - IV. BILLS AND COMMUNICATIONS**
  - V. NEW BUSINESS**  
*Discussion and Approval:* FY 2021 Audited Financial Statement and Public Authorities Reporting Information System (PARIS) Reports  
*Discussion:* FY 2021 Board Member Self-Evaluation (in closed session if desired)  
Any and All Business Before the Board
  - VI. PUBLIC COMMENT AND ADJOURN**
- ##**

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548 Broadway  
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**SPECIAL MEETING MINUTES**  
**Monday, March 14, 2022**

**I. CALL TO ORDER**

Chairperson Loughlin called to order the Special Meeting of The Sullivan County Infrastructure Local Development Corporation at approximately 11:52 AM via videoconference.

**II. ROLL CALL**

**Members Present-**

Suzanne Loughlin  
Edward Sykes  
Howard Siegel  
Carol Roig  
Paul Guenther  
Scott Smith

**Members Absent-**

Sean Brooks

**Staff Present-**

John Kiefer, Chief Executive Officer  
Jennifer Flad, Executive Director  
Julio Garaicoechea, Project Manager

**Staff Absent-**

None

**Others Present-**

Walter Garigliano, General Counsel  
Joseph Abraham, *SC Democrat*  
Ken Walter

**III. APPROVAL OF MEETING MINUTES**

On a motion made by Mr. Guenther and seconded by Mr. Siegel, the Board voted and unanimously approved the minutes of the January 10, 2022 Special Meeting.

**IV. BILLS AND COMMUNICATIONS**

On a motion made by Ms. Roig and seconded by Mr. Siegel, the Board voted and unanimously approved the Schedule of Payments, showing three payments in the total amount of 6,490.00.

**V. NEW BUSINESS**

On a motion made by Mr. Sykes, and seconded by Mr. Smith, the Board discussed the Corporation's **Procurement Policy**. There were no changes made. Chairperson Loughlin called the motion to question, the Board voted, and unanimously approved the Procurement Policy.

On a motion made by Mr. Sykes, and seconded by Mr. Guenther, the Board discussed the Corporation's **Investment Policy**. There were no changes made. Chairperson Loughlin called the motion to question, the Board voted, and unanimously approved the Investment Policy.

On a motion made by Mr. Siegel, and seconded by Mr. Sykes, the Board discussed the Corporation's **Property Disposal Policy**. There were no changes made. Chairperson Loughlin called the motion to question, the Board voted, and unanimously approved the Property Disposal Policy.

On a motion made by Ms. Roig, and seconded by Mr. Guenther, the Board discussed the Corporation's **Mission Statement**. There were no changes made. Chairperson Loughlin called the motion to question, the Board voted, and unanimously approved the Mission Statement.

The Board discussed the **Performance Measurements** and agreed the answer to each question is "Yes."

The Board came to consensus on a proposed Special Meeting to discuss **Board Member Self-Evaluation Forms** and review the **2021 Audited Financial Statements** on March 30, 2022, at 9:00AM in the Committee Room at the Sullivan County Government Center.

**VII. PUBLIC COMMENT ADJOURNMENT**

Chairperson Loughlin asked those present for public comment. There was none. On a motion made by Mr. Siegel and seconded by Mr. Guenther, the meeting was adjourned at approximately 11:58 AM.

Respectfully submitted:  
Julio Garaicoechea, Project Manager

DRAFT

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

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	<a href="http://www.sullivanlhc.com/budgets-reports/">http://www.sullivanlhc.com/budgets-reports/</a>
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="http://www.sullivanlhc.com/budgets-reports/">http://www.sullivanlhc.com/budgets-reports/</a>
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	<a href="http://www.sullivanlhc.com/about-us/">http://www.sullivanlhc.com/about-us/</a>
6.	Are any Authority staff also employed by another government agency?	No	
7.	Has the Authority posted their mission statement to their website?	Yes	<a href="http://www.sullivanlhc.com/">http://www.sullivanlhc.com/</a>
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.		<a href="http://www.sullivanlhc.com/budgets-reports/">http://www.sullivanlhc.com/budgets-reports/</a>

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Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

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):		<a href="http://www.sullivanldc.com/about-us/">http://www.sullivanldc.com/about-us/</a>
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		<a href="http://www.sullivanldc.com/about-us/">http://www.sullivanldc.com/about-us/</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://www.sullivanldc.com/by-laws-policies/">http://www.sullivanldc.com/by-laws-policies/</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://www.sullivanldc.com/by-laws-policies/">http://www.sullivanldc.com/by-laws-policies/</a>
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	

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Certified Date: N/A

**Board of Directors Listing**

<b>Name</b>	Brooks, Sean	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	4/6/2021	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2021	<b>Complied with Training Requirement of Section 2824?</b>	No
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

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

<b>Name</b>	Roig, Carol	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	5/9/2016	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2023	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	



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Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

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

<b>Name</b>	Smith, Scott	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	5/9/2016	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2023	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

<b>Name</b>	Sykes, Edward T	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2017	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	12/31/2023	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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

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Status: UNSUBMITTED

Certified Date: N/A

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

Annual Report for The Sullivan County Infrastructure Local Development Corporation

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Run Date: 03/25/2022

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
Bassi, Amanda	Administrative Technician	Administrative and Clerical				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Flad, Jennifer	Executive Director	Executive				FT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	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
Kiefer, John W	Chief Executive Officer	Executive				PT	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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**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
Brooks, Sean	Board of Directors												X	
Guenther, Paul B	Board of Directors												X	
Loughlin, Suzanne	Board of Directors												X	
Roig, Carol	Board of Directors												X	
Siegel, Howard	Board of Directors												X	
Smith, Scott	Board of Directors												X	
Sykes, Edward T	Board of Directors												X	
Vacant	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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**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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Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

**Summary Financial Information**
**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$44,041.00
	Investments		\$332,763.00
	Receivables, net		\$0.00
	Other assets		\$0.00
	<b>Total Current Assets</b>		<b>\$376,804.00</b>
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$3,703,188.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	<b>Capital Assets</b>		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$84,690,830.00
		Accumulated depreciation	\$0.00
		<b>Net Capital Assets</b>	<b>\$84,690,830.00</b>
	<b>Total Noncurrent Assets</b>		<b>\$88,394,018.00</b>
<b>Total Assets</b>			<b>\$88,770,822.00</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$678.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$1,805,000.00
	Other long-term obligations due within one year		\$934,571.00
	<b>Total Current Liabilities</b>		<b>\$2,740,249.00</b>
<b>Noncurrent Liabilities</b>			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$104,040,047.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$104,040,047.00
<b>Total Liabilities</b>			\$106,780,296.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		(\$17,130,966.00)
	Restricted		\$0.00
	Unrestricted		(\$878,508.00)
	Total Net Assets		(\$18,009,474.00)

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

		Amount
<b>Operating Revenues</b>		
	Charges for services	\$7,395,503.00
	Rental & financing income	\$0.00
	Other operating revenues	\$0.00
	Total Operating Revenue	\$7,395,503.00
<b>Operating Expenses</b>		
	Salaries and wages	\$0.00
	Other employee benefits	\$0.00
	Professional services contracts	\$53,465.00
	Supplies and materials	\$0.00
	Depreciation & amortization	\$0.00
	Other operating expenses	\$0.00
	Total Operating Expenses	\$53,465.00
<b>Operating Income (Loss)</b>		\$7,342,038.00
<b>Nonoperating Revenues</b>		
	Investment earnings	\$61,536.00
	State subsidies/grants	\$0.00
	Federal subsidies/grants	\$0.00
	Municipal subsidies/grants	\$0.00
	Public authority subsidies	\$0.00



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	Other nonoperating revenues		\$0.00
	<b>Total Nonoperating Revenue</b>		\$61,536.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$5,715,067.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$3,232,867.00
	<b>Total Nonoperating Expenses</b>		\$8,947,934.00
	Income (Loss) Before Contributions		(\$1,544,360.00)
<b>Capital Contributions</b>			\$0.00
<b>Change in net assets</b>			(\$1,544,360.00)
<b>Net assets (deficit) beginning of year</b>			(\$16,465,114.00)
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			(\$18,009,474.00)

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

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

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

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	108,435,000.00	0.00	1,725,000.00	106,710,000.00
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>			0.00	108,435,000.00	0.00	1,725,000.00	106,710,000.00

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

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

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

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

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

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	<a href="http://www.sullivanldc.com/budgets-reports/">http://www.sullivanldc.com/budgets-reports/</a>
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	<a href="http://www.sullivanldc.com/by-laws-policies/">http://www.sullivanldc.com/by-laws-policies/</a>
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

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

**Grant Information**

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

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

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

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

**Bond Information**

<b>Name of Recipient of Bond Proceeds</b>	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	<b>Bond Interest Rate</b>	4.85
<b>Address Line1</b>	909 Walnut St.	<b>Last Year Bonds Expected to be Retired</b>	2031
<b>Address Line2</b>		<b>Amount of Bond Principal Retired during the Reporting Year</b>	95000
<b>City</b>	KANSAS CITY	<b>Amount of Bond Principal Retired Prior to Reporting Year</b>	90000
<b>State</b>	MO	<b>Current Amount of Bonds Outstanding</b>	\$1,210,000.00
<b>Postal Code</b>	64106	<b>Purpose of Project Requiring the Bond Issuance</b>	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
<b>Plus4</b>		<b>Was the Bond Issuance Expected to Result in New Jobs Being Created?</b>	No
<b>Province/Region</b>		<b>If yes, How Many Jobs Were Planned to be Created?</b>	
<b>Country</b>	United States	<b>If yes, How Many Jobs Have Been Created to Date?</b>	
<b>Amount of Bonds Issued</b>	\$1,395,000.00	<b>Have the Bonds Been Fully Retired?</b>	No
<b>Date Bonds Issued</b>	4/3/2017		

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

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

<b>Name of Recipient of Bond Proceeds</b>	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	<b>Bond Interest Rate</b>	4.85
<b>Address Line1</b>	909 Walnut St.	<b>Last Year Bonds Expected to be Retired</b>	2031
<b>Address Line2</b>	Suite 200	<b>Amount of Bond Principal Retired during the Reporting Year</b>	340000
<b>City</b>	KANSAS CITY	<b>Amount of Bond Principal Retired Prior to Reporting Year</b>	325000
<b>State</b>	MO	<b>Current Amount of Bonds Outstanding</b>	\$4,445,000.00
<b>Postal Code</b>	64106	<b>Purpose of Project Requiring the Bond Issuance</b>	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
<b>Plus4</b>		<b>Was the Bond Issuance Expected to Result in New Jobs Being Created?</b>	No
<b>Province/Region</b>		<b>If yes, How Many Jobs Were Planned to be Created?</b>	
<b>Country</b>	United States	<b>If yes, How Many Jobs Have Been Created to Date?</b>	
<b>Amount of Bonds Issued</b>	\$5,110,000.00	<b>Have the Bonds Been Fully Retired?</b>	No
<b>Date Bonds Issued</b>	6/1/2017		

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

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

<b>Name of Recipient of Bond Proceeds</b>	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	<b>Bond Interest Rate</b>	4.85
<b>Address Line1</b>	909 Walnut St.	<b>Last Year Bonds Expected to be Retired</b>	2031
<b>Address Line2</b>	Suite 200	<b>Amount of Bond Principal Retired during the Reporting Year</b>	1005000
<b>City</b>	KANSAS CITY	<b>Amount of Bond Principal Retired Prior to Reporting Year</b>	955000
<b>State</b>	MO	<b>Current Amount of Bonds Outstanding</b>	\$13,125,000.00
<b>Postal Code</b>	64106	<b>Purpose of Project Requiring the Bond Issuance</b>	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
<b>Plus4</b>		<b>Was the Bond Issuance Expected to Result in New Jobs Being Created?</b>	No
<b>Province/Region</b>		<b>If yes, How Many Jobs Were Planned to be Created?</b>	
<b>Country</b>	United States	<b>If yes, How Many Jobs Have Been Created to Date?</b>	
<b>Amount of Bonds Issued</b>	\$15,085,000.00	<b>Have the Bonds Been Fully Retired?</b>	No
<b>Date Bonds Issued</b>	6/1/2016		

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

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

<b>Name of Recipient of Bond Proceeds</b>	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	<b>Bond Interest Rate</b>	4.85
<b>Address Line1</b>	909 Walnut St.	<b>Last Year Bonds Expected to be Retired</b>	2031
<b>Address Line2</b>	Suite 200	<b>Amount of Bond Principal Retired during the Reporting Year</b>	140000 to be revised to: 145,000
<b>City</b>	KANSAS CITY	<b>Amount of Bond Principal Retired Prior to Reporting Year</b>	185000 to be revised to: 135,000
<b>State</b>	MO	<b>Current Amount of Bonds Outstanding</b>	\$1,840,000.00 to be revised to: 1,885,000
<b>Postal Code</b>	64106	<b>Purpose of Project Requiring the Bond Issuance</b>	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
<b>Plus4</b>		<b>Was the Bond Issuance Expected to Result in New Jobs Being Created?</b>	No
<b>Province/Region</b>		<b>If yes, How Many Jobs Were Planned to be Created?</b>	
<b>Country</b>	United States	<b>If yes, How Many Jobs Have Been Created to Date?</b>	
<b>Amount of Bonds Issued</b>	\$2,165,000.00	<b>Have the Bonds Been Fully Retired?</b>	No
<b>Date Bonds Issued</b>	10/3/2016		

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

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

<b>Name of Recipient of Bond Proceeds</b>	Adelaar Developer, LLC./ EPR Concord II, LP./ EPT Concord II, LLC.	<b>Bond Interest Rate</b>	4.85
<b>Address Line1</b>	909 Walnut St.	<b>Last Year Bonds Expected to be Retired</b>	2031
<b>Address Line2</b>	Suite 200	<b>Amount of Bond Principal Retired during the Reporting Year</b>	145000 to be revised to: 140,000
<b>City</b>	KANSAS CITY	<b>Amount of Bond Principal Retired Prior to Reporting Year</b>	85000 to be revised to 135,000
<b>State</b>	MO	<b>Current Amount of Bonds Outstanding</b>	\$1,885,000.00 to be revised to: 1,840,000
<b>Postal Code</b>	64106	<b>Purpose of Project Requiring the Bond Issuance</b>	Land Acquisition/Development /Infrastructure Costs (i.e., Water/Sewer)
<b>Plus4</b>		<b>Was the Bond Issuance Expected to Result in New Jobs Being Created?</b>	No
<b>Province/Region</b>		<b>If yes, How Many Jobs Were Planned to be Created?</b>	
<b>Country</b>	United States	<b>If yes, How Many Jobs Have Been Created to Date?</b>	
<b>Amount of Bonds Issued</b>	\$2,115,000.00	<b>Have the Bonds Been Fully Retired?</b>	No
<b>Date Bonds Issued</b>	1/3/2017		

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

Annual Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022

Status: UNSUBMITTED

Certified Date: N/A

**Additional Comments**

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 2021, the Board of Directors of The Sullivan County Infrastructure Local Development Corporation met eight times, in February, April, June, August, September, October, November, and December, to conduct business. At its February 8 meeting, the Board reviewed the Corporation's Investment Policy, Procurement Policy, Disposition of Real Property Guidelines, Mission Statement, and Performance Measurements. At its April 12 meeting, the Board conducted its annual self-evaluation and adopted an Amended Governance Committee Policy. At its June 1 meeting, the Board approved the Corporation's 2020 audit report and Public Authorities Reporting Information System (PARIS) reports. At its October 18 meeting, the Board approved the Corporation's 2022 budget. In addition to meetings of the full Board of Directors, the Governance Committee met on November 8 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, 2021.



**THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION**  
**548 BROADWAY**  
**MONTICELLO, NEW YORK 12701**

**Mission Statement of The Sullivan County Infrastructure Local Development Corporation**

The purpose for which The Sullivan County Infrastructure Local Development Corporation was formed is to develop, own, construct (or cause to be constructed), 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.

Adopted this 13th day of February, 2017.

**Performance Measurements- 2021**

The Sullivan County Infrastructure Local Development Corporation (TSCILDC) shall annually review its Mission Statement and identify whether TSCILDC continues to meet its stated mission, goals, and values; can quantify measures of improvement to better meet its stated mission, goals, and values; can become more effective and efficient; and is meeting the interests of TSCILDC and Sullivan County within the framework of its stated mission.

**Performance Measurement Questions:**

1. Have the board members acknowledged that they have read and understood the mission of the public authority? **Yes.**
2. Do the board members affirm its membership, board, committee, and management structure? **Yes.**
3. Has the agency complied with the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009? **Yes.**
4. Does the agency conduct business in an environment that fosters transparency? **Yes.**
5. Does the agency install and uphold high ethical conduct within the entire organization? **Yes.**

**Discussed, reviewed, and approved by The Sullivan County Infrastructure Local Development Corporation Board of Directors-- Date: March 14, 2022.**

##

To be submitted to the ABO via website: [info@abo.state.ny.us](mailto:info@abo.state.ny.us)

**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 2021**

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 March 14, 2022.

List of all Real Property owned by The Sullivan County Infrastructure Local Development Corporation as of December 31, 2021-- 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 2021 – None.

##

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Information:**

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

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Transactions Listing:**

<b>1. Vendor Name</b>	County of Sullivan IDA	<b>Address Line1</b>	548 Broadway
<b>Type of Procurement</b>	Staffing Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	MONTICELLO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12701
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$12,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	administrative services

<b>2. Vendor Name</b>	County of Sullivan IDA	<b>Address Line1</b>	County of Sullivan Industrial Development Agency
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	548 Broadway
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	MONTICELLO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12701
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$6,203.81	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	reimbursement of insurance premiums for which The Sullivan County Infrastructure LDC is a named insured

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>3. Vendor Name</b>	Garigliano Law Offices LLP	<b>Address Line1</b>	449 Broadway
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	MONTICELLO
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12701
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$18,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	legal services

<b>4. Vendor Name</b>	MuniCap Inc.	<b>Address Line1</b>	8630 M Guildford Road
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	#263
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	COLUMBIA
<b>Award Date</b>		<b>State</b>	MD
<b>End Date</b>		<b>Postal Code</b>	21046
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$14,840.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	bond administration services

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>5. Vendor Name</b>	RBT CPAs, LLP	<b>Address Line1</b>	11 Racquet Road
<b>Type of Procurement</b>	Financial Services	<b>Address Line2</b>	PO Box 10009
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	NEWBURGH
<b>Award Date</b>	12/27/2019	<b>State</b>	NY
<b>End Date</b>	12/31/2022	<b>Postal Code</b>	12550
<b>Fair Market Value</b>	\$22,500.00	<b>Plus 4</b>	
<b>Amount</b>	\$22,500.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$7,500.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	agency audit services

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

Procurement Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022  
Status: UNSUBMITTED  
Certified Date : N/A

**Additional Comments**

Investment Report for The Sullivan County Infrastructure Local Development Corporation

Fiscal Year Ending: 12/31/2021

Run Date : 03/25/2022  
 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	<a href="http://www.sullivanldc.com/budgets-reports/">http://www.sullivanldc.com/budgets-reports/</a>
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	<a href="http://www.sullivanldc.com/budgets-reports/">http://www.sullivanldc.com/budgets-reports/</a>
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	Yes	<a href="http://www.sullivanldc.com/budgets-reports/">http://www.sullivanldc.com/budgets-reports/</a>

**Additional Comments**



# **THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION**

## **FY 2021 INVESTMENT REPORT**

All investments and deposits of the Corporation for the year 2021 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 March 14, 2022.

**##**

Certified Financial Audit for The Sullivan County Infrastructure Local Development Corporation  
 Fiscal Year Ending: 12/31/2021

Run Date: 03/25/2022  
 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
<a href="http://www.sullivanldc.com/budgets-reports/">http://www.sullivanldc.com/budgets-reports/</a>	Attachment Included

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

URL (If Applicable)	Attachments
<a href="http://www.sullivanldc.com/budgets-reports/">http://www.sullivanldc.com/budgets-reports/</a>	Attachment Included

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

URL (If Applicable)	Attachments
<a href="http://www.sullivanldc.com/budgets-reports/">http://www.sullivanldc.com/budgets-reports/</a>	Attachment Included

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

URL (If Applicable)	Attachments

**Additional Comments**

FINANCIAL REPORT  
Audited  
SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION  
(A Component Unit of Sullivan County, New York)  
SULLIVAN COUNTY, NEW YORK  
December 31, 2021

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*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

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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 Audit of the Financial Statements**

#### **Opinion**

We have audited the financial statements of the Sullivan County Infrastructure Local Development Corporation (the "Corporation"), a component unit of the Sullivan County, New York, as of and for the year ended December 31, 2021 and 2020 and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Sullivan County Infrastructure Local Development Corporation as of December 31, 2021 and 2020 and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* ("GAS"), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit 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 Corporation's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, on pages 5-7, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

### **Report on Other Legal and Regulatory Requirements**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 1, 2022, 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's 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 Corporation's internal control over financial reporting and compliance.

Newburgh, NY  
March 1, 2022

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**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, 2021, and 2020. 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 \$(18,009,474) and \$(16,465,114) at December 31, 2021 and 2020 respectively. The decrease in net position of \$1,544,360 reflects the Corporation’s “loss” for 2021.

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

**SUMMARY OF NET POSITION**

	<u>2021</u>	<u>2020</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Assets</b>				
Current Assets	\$ 376,804	\$ 391,431	\$ (14,627)	-4%
Non-Current Assets	88,394,018	91,627,500	(3,233,482)	-4%
<b>Total Assets</b>	<u>88,770,822</u>	<u>92,018,931</u>	<u>(3,248,109)</u>	<u>-4%</u>
<b>Liabilities</b>				
Current Liabilities	2,740,249	2,687,272	52,977	2%
Non-Current Liabilities	104,040,047	105,796,158	(1,756,111)	-2%
<b>Total Liabilities</b>	<u>106,780,296</u>	<u>108,483,430</u>	<u>(1,703,134)</u>	<u>-2%</u>
<b>Net Position</b>				
Net Investment in Capital Assets	(17,130,966)	(15,570,832)	(1,560,134)	10%
Unrestricted	(878,508)	(894,282)	15,774	-2%
<b>Total Net Position</b>	<u>\$ (18,009,474)</u>	<u>\$ (16,465,114)</u>	<u>\$ (1,544,360)</u>	<u>9%</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.

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>2021</u>	<u>2020</u>	<u>\$ Change</u>	<u>% Change</u>
Operating Revenues:				
Service Fees	\$ 7,395,503	\$ 7,326,991	\$ 68,512	1%
Total Operating Revenues	<u>7,395,503</u>	<u>7,326,991</u>	<u>68,512</u>	<u>1%</u>
Operating Expenses:				
Administrative Expenses	34,347	32,729	1,618	5%
Professional Fees	16,500	17,313	(813)	-5%
Insurance Expenses	2,618	10,231	(7,613)	-74%
Office Expenses	-	34	(34)	100%
Total Operating Expenses	<u>53,465</u>	<u>60,307</u>	<u>(6,842)</u>	<u>-11%</u>
Operating Income	<u>7,342,038</u>	<u>7,266,684</u>	<u>75,354</u>	<u>1%</u>
Non-Operating Revenues (Expenses):				
Investment Income	61,536	62,104	(568)	-1%
Total Non-Operating Revenues	<u>61,536</u>	<u>62,104</u>	<u>(568)</u>	<u>-1%</u>
Non-Operating Expenses:				
Debt Interest Expense	(5,715,067)	(5,796,076)	81,009	-1%
Depreciation Expense	(3,232,867)	(3,232,867)	-	0%
Total Non-Operating Expenses	<u>(8,947,934)</u>	<u>(9,028,943)</u>	<u>81,009</u>	<u>-1%</u>
Non-Operating (Loss)	<u>(8,886,398)</u>	<u>(8,966,839)</u>	<u>80,441</u>	<u>-1%</u>
<b>Change in Net Position</b>	<u>\$ (1,544,360)</u>	<u>\$ (1,700,155)</u>	<u>\$ 155,795</u>	<u>-9%</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 2021, the Board of Directors of the Sullivan County Infrastructure Local Development Corporation met eight times, in February, April, June, August, September, October, November and December to conduct business. At its February 8<sup>th</sup> meeting, the Board reviewed the Corporation's policies, but no changes were made. At its June 1<sup>st</sup> meeting, the Board approved the Corporation's 2020 audit report. At its November 18<sup>th</sup> meeting, the Board approved the Corporation's 2022 budget.

*updates pending*

**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 NEW POSITION**

<b>As of December 31</b>	<b>2021</b>	<b>2020</b>
<b>ASSETS</b>		
Current Assets:		
Cash and Cash Equivalents	\$ 44,041	\$ 55,290
Cash and Cash Equivalents - Restricted (Note II)	320,063	323,441
Interest Receivable	12,700	12,700
<b>Total Current Assets</b>	<b>376,804</b>	<b>391,431</b>
Non-Current Assets:		
Investments - Restricted	3,703,188	3,703,803
Capital Assets (Note III)		
Net of Accumulated Depreciation (Note III)	84,690,830	87,923,697
<b>Total Non-Current Assets</b>	<b>88,394,018</b>	<b>91,627,500</b>
<b>TOTAL ASSETS</b>	<b>88,770,822</b>	<b>92,018,931</b>
<b>LIABILITIES</b>		
Current Liabilities:		
Accounts Payable	678	15,585
Accrued Interest Payable	934,571	946,687
Current Portion of Bonds Payable (Note IV)	1,805,000	1,725,000
<b>Total Current Liabilities</b>	<b>2,740,249</b>	<b>2,687,272</b>
Non-Current Liabilities:		
Bonds Payable, Net of Discount (Note IV)	104,040,047	105,796,158
<b>TOTAL LIABILITIES</b>	<b>106,780,296</b>	<b>108,483,430</b>
<b>NET POSITION</b>		
Net Position:		
Net Investment in Capital Assets	(17,130,966)	(15,570,832)
Unrestricted	(878,508)	(894,282)
<b>TOTAL NET POSITION</b>	<b>\$ (18,009,474)</b>	<b>\$ (16,465,114)</b>

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**

<b>For the Years Ended December 31</b>	<b>2021</b>	<b>2020</b>
<b>Operating Revenues:</b>		
Service Fees (Note V)	\$ 7,395,503	\$ 7,326,991
<b>Total Operating Revenues</b>	<b>7,395,503</b>	<b>7,326,991</b>
<b>Operating Expenses:</b>		
Administrative Expenses	34,347	32,729
Professional Fees and Service Contracts	16,500	17,313
Insurance	2,618	10,231
Office Expense	-	34
<b>Total Operating Expenses</b>	<b>53,465</b>	<b>60,307</b>
<b>Operating Income</b>	<b>7,342,038</b>	<b>7,266,684</b>
<b>Non-Operating Revenues (Expenses):</b>		
Investment Income	61,536	62,104
Interest Expense	(5,715,067)	(5,796,076)
Depreciation Expense	(3,232,867)	(3,232,867)
<b>Net Non-Operating Expenses</b>	<b>(8,886,398)</b>	<b>(8,966,839)</b>
<b>Change in Net Position</b>	<b>(1,544,360)</b>	<b>(1,700,155)</b>
<b>Net Position - Beginning</b>	<b>(16,465,114)</b>	<b>(14,764,959)</b>
<b>Net Position - Ending</b>	<b>\$ (18,009,474)</b>	<b>\$ (16,465,114)</b>

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

<b>For the Years Ended December 31</b>	<b>2021</b>	<b>2020</b>
<b>Cash Flows from Operating Activities</b>		
Receipts from Service Fees	\$ 7,395,503	\$ 7,326,991
Payments to Contractors	(68,372)	(59,263)
Net Cash Provided by Operating Activities	<u>7,327,131</u>	<u>7,267,728</u>
<b>Cash Flows from Capital Financing Activities:</b>		
Bond Principal Payments	(1,725,000)	(1,640,000)
Interest Paid on Bonds	(5,678,294)	(5,759,663)
Net Cash Used By Capital Financing Activities	<u>(7,403,294)</u>	<u>(7,399,663)</u>
<b>Cash Flows from Investing Activities</b>		
Investment Income	<u>61,536</u>	<u>62,104</u>
Net Decrease in Cash and Cash Equivalents	(14,627)	(69,831)
Cash and Cash Equivalents - Beginning of Year	<u>4,081,919</u>	<u>4,151,750</u>
Cash and Cash Equivalents - End of Year	<u>\$ 4,067,292</u>	<u>\$ 4,081,919</u>
<b>Presented as:</b>		
Cash and Cash Equivalents	\$ 44,041	\$ 55,290
Cash and Cash Equivalents - Restricted	320,063	322,826
Investments - Restricted	3,703,188	3,703,803
Total	<u>\$ 4,067,292</u>	<u>\$ 4,081,919</u>
<b>Reconciliation Of Operating Income To Net Cash Provided By Operating Activities</b>		
Operating Income	\$ 7,342,038	\$ 7,266,684
<b>Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:</b>		
Change in Accounts Payable	(14,907)	13,044
Change in Due to Related Parties (Note VI)	-	(12,000)
Net Cash Provided by Operating Activities	<u>\$ 7,327,131</u>	<u>\$ 7,267,728</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 Infrastructure Local Development Corporation (the "LDC") for administrative services.

*Industrial Development Agency*

**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 the Governmental Accounting Standards Board (the "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 GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Under standards set by GASB, the Corporation is presented as 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.

**F. Receivables**

Receivables represent investment interest income earned and accrued as of December 31. As of December 31, 2021 and 2020, 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, 2021, and through March 1, 2022, 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.

<b>Balances as of December 31, 2021</b>				
	<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>	<u>Total</u>
<b>Cash and Cash Equivalents Balances:</b>				
Cash in Bank	\$ 44,041	\$ -	\$ -	\$ 44,041
Money Market Funds	320,063	-	-	320,063
<b>Cash and Cash Equivalents Total:</b>	<u>364,104</u>	<u>-</u>	<u>-</u>	<u>364,104</u>
<b>Investments:</b>				
Investment Agreement	-	3,703,188	-	3,703,188
<b>Investments Total</b>	<u>-</u>	<u>3,703,188</u>	<u>-</u>	<u>3,703,188</u>
<b>Total Cash, Cash Equivalents, and Investments</b>	<u>\$ 364,104</u>	<u>\$ 3,703,188</u>	<u>\$ -</u>	<u>\$ 4,067,292</u>
<b>Balances as of December 31, 2020</b>				
	<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>	<u>Total</u>
<b>Cash and Cash Equivalents Balances:</b>				
Cash in Bank	\$ 55,290	\$ -	\$ -	\$ 55,290
Money Market Funds	323,441	-	-	323,441
<b>Cash and Cash Equivalents Total:</b>	<u>378,731</u>	<u>-</u>	<u>-</u>	<u>378,731</u>
Investment Agreement	-	3,703,188	-	3,703,188
<b>Investments Total</b>	<u>-</u>	<u>3,703,188</u>	<u>-</u>	<u>3,703,188</u>
<b>Total Cash, Cash Equivalents, and Investments</b>	<u>\$ 378,731</u>	<u>\$ 3,703,188</u>	<u>\$ -</u>	<u>\$ 4,081,919</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.

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

**II. CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

**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.

Restricted Assets are summarized as follows:

Series 2016 Bonds - Current	<u>2021</u>	<u>2020</u>
Cost of Issuance Fund	\$ 16,500	\$ 16,497
Admin and Interest Reserve Funds	198,416	201,823
Construction Reserve Funds	<u>105,147</u>	<u>105,121</u>
 Total Current - Restricted Assets	 <u>\$ 320,063</u>	 <u>\$ 323,441</u>
 Series 2016 Bonds - Non-Current		
Debt Service Reserve Funds	<u>\$ 3,703,188</u>	<u>\$ 3,703,188</u>
 Total Non-Current - Restricted Assets	 <u>\$ 3,703,188</u>	 <u>\$ 3,703,188</u>

**III. CAPITAL ASSETS**

Capital assets consisted of the following at December 31:

	<u>Restated Beginning Balances</u>			<u>Ending Balances</u>
	<u>December 31, 2020</u>	<u>Increases</u>	<u>Decreases</u>	<u>December 31, 2021</u>
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>(9,062,321)</u>	<u>(3,232,867)</u>	<u>-</u>	<u>(12,295,188)</u>
Total Capital Assets, Net	<u>\$ 87,923,697</u>	<u>\$ (3,232,867)</u>	<u>\$ -</u>	<u>\$ 84,690,830</u>

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

**III. CAPITAL ASSETS (CONTINUED)**

	<u>Restated Beginning Balances</u> <u>December 31, 2019</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balances</u> <u>December 31, 2020</u>
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	3,000,000	-	-	3,000,000
	<u>88,825,470</u>	<u>-</u>	<u>-</u>	<u>88,825,470</u>
Add: Capitalized Interest	8,160,548	-	-	8,160,548
Less: Accumulated Depreciation	(5,829,454)	(3,232,867)	-	(9,062,321)
Total Capital Assets, Net	<u>\$ 91,156,564</u>	<u>\$ (3,232,867)</u>	<u>\$ -</u>	<u>\$ 87,923,697</u>

For the years ended December 31, 2021 and December 31, 2020, depreciation expense amounted to \$3,232,867 and \$3,232,867 respectively.

**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. For the years ended December 31, 2021 and December 31, 2020, the principal payments amounted to \$1,725,000 and \$1,640,000 respectively.

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

IV. BONDS PAYABLE (CONTINUED)

Series	Issue Date	Interest Rate	Maturity Date	December 31, 2021	December 31, 2020
Series 2016A-1	6/1/16	4.85%	2031	\$ 13,125,000	\$ 14,130,000
Series 2016A-2	6/1/16	5.35%	2049	49,085,000	49,085,000
Series 2016B-1	6/1/16	4.85%	2031	1,885,000	2,030,000
Series 2016B-2	6/1/16	5.35%	2049	7,005,000	7,005,000
Series 2016C-1	6/1/16	4.85%	2031	1,840,000	1,980,000
Series 2016C-2	6/1/16	5.35%	2049	6,920,000	6,920,000
Series 2016D-1	6/1/16	4.85%	2031	1,210,000	1,305,000
Series 2016D-2	6/1/16	5.35%	2049	4,540,000	4,540,000
Series 2016E-1	6/1/16	4.85%	2031	4,445,000	4,785,000
Series 2016E-2	6/1/16	5.35%	2049	16,655,000	16,655,000
				<b>106,710,000</b>	<b>108,435,000</b>
Less: Current Maturities of Bonds Payable				<b>(1,805,000)</b>	<b>(1,725,000)</b>
<b>Bonds Payable - Long Term</b>				<b>104,905,000</b>	<b>106,710,000</b>
Less: Unamortized Discount				<b>(864,953)</b>	<b>(913,842)</b>
<b>Bonds Payable - Long Term, net of unamortized discount</b>				<b>\$ 104,040,047</b>	<b>\$ 105,796,158</b>

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, 2021 and December 31, 2020 was \$864,953 and \$913,842, respectively. The amortization included in expense was \$48,889 and \$49,574 for the years ended December 31, 2021 and 2020, respectively.

**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 \$3,703,188. 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.

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

IV. BONDS PAYABLE (CONTINUED)

Maturity

Annual Amortization requirements for Bonds Payable are as follows:

Years ended December 31,	Principal	Interest	Total
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	2,180,000	5,220,585	7,400,585
2027-2031	12,575,000	24,412,457	36,987,457
2032-2036	16,135,000	20,888,005	37,023,005
2037-2041	20,915,000	16,086,647	37,001,647
2042-2046	27,140,000	9,861,655	37,001,655
2047-2049	20,015,000	2,179,055	22,194,055
<b>Totals</b>	<b>\$ 106,710,000</b>	<b>\$ 100,492,500</b>	<b>\$ 207,202,500</b>

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 of 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 is 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 \$7,395,503 and \$7,326,991 in special assessment fees for years ending December 31, 2021 and 2020 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 LDC, therefore the two entities are considered related parties. The Corporation has a professional service contract with ~~the LDC~~ CSIDA to provide management and administrative services to the Corporation. Expenses under the contract totaled \$12,000 and \$12,000 for the years ended December 31, 2021 and 2020, respectively. Amounts due to related parties totaled \$0 and \$0 for the years ended December 31, 2021 and 2020, respectively.

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

**VII. 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.

The GASB has issued Statements 87 through 98, with varying implementation dates, those of which could have any substantive effects on the Corporation's net position are noted above. The Corporation early adopted Statement 91, *Conduit Debt Obligations*, for the year ended December 31, 2019.

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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, 2021, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated March 1, 2022.

**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.

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.

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



**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether 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.

Newburgh, NY  
March 1, 2022

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**SULLIVAN COUNTY INFRASTRUCTURE LOCAL DEVELOPMENT CORPORATION**  
**SCHEDULE OF FINDINGS**  
**For the Year Ended December 31, 2021**

A. Internal Control Findings

No internal control findings noted.

B. Compliance Findings

No compliance findings noted.

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**Sullivan County Infrastructure Local Development Corporation**  
**Report to the Board of Directors**  
**December 31, 2021**

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March 1, 2022

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, 2021. 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,

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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.

<b>Area</b>	<b>Comments</b>
<b>Our Responsibilities With Regard to the Financial Statement Audit</b>	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 29, 2021. 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.
<b>Overview of the Planned Scope and Timing of the Financial Statement Audit</b>	We have issued a separate communication dated November 29, 2021 regarding the planned scope and timing of our audit and identified significant risks.
<b>Accounting Policies and Practices</b>	<p><b>Preferability of Accounting Policies and Practices</b> 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.</p> <p><b>Adoption of, or Change in, Accounting Policies</b> 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.</p> <p><b>Significant or Unusual Transactions or Accounting Policies</b> 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.</p>
<b>Basis of Accounting</b>	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.
<b>Audit Adjustments</b>	A summary of audit adjustments, other than those that are clearly trivial, proposed by us and recorded by the Corporation are shown in the attached Summary of Recorded Audit Adjustments.
<b>Uncorrected Misstatements</b>	We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.
<b>Disagreements With Management</b>	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.
<b>Consultations With Other Accountants</b>	We are not aware of any consultations management had with other accountants about accounting or auditing matters.

<u>Area</u>	<u>Comments</u>
<b>Significant Issues Discussed With Management</b>	No significant issues arising from the audit were discussed or the subject of correspondence with management.
<b>Significant Difficulties Encountered in Performing the Audit</b>	We did not encounter any significant difficulties in dealing with management during the audit.
<b>Letter Communicating Management Suggestions</b>	We have separately communicated the management suggestions over financial reporting identified during our audit of the financial statements, and this communication is attached as Exhibit A.
<b>Significant Written Communications Between Management and Our Firm</b>	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
Statement of Changes Effect				\$ (55,294)	\$ 8,894,468
Balance Sheet Effect	\$ (3,232,867)	\$ 5,716,895	\$ -		

The amounts above reflect the net increase/(decrease) to the indicated account classes as a result of 9 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**

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March 1, 2022

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, 2021. 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 to be management suggestions:**

\*Capitalization

The Corporation has not adopted a capitalization policy. RBT recommends that the Board adopt a capitalization policy to be implemented by the Corporation.

Legal Invoices

RBT noted that the invoices received from the Corporation's attorney were not detailed and did not provide detail for the scope of services provided. RBT recommends that the Corporation obtain more detailed legal invoices in order to be able to maintain accurate records.

Disaster Recovery Plan

RBT noted that the Corporation does not have a formal disaster recovery plan in place. RBT recommends that the Corporation establish a formal disaster recovery plan to ensure minimal loss of data in the event of a major disaster in the Corporation's systems.

Account Numbers

RBT noted that not all of the accounts in QuickBooks have account numbers. RBT recommends that the Corporation add numbers to all accounts and keep these numbers consistent with the audited trial balance.

**Sullivan County Infrastructure Local Development Corporation**  
**Report to the Board of Directors**  
**March 1, 2022**

Those comments denoted by an “\*” are substantially unchanged from our 2020 letter and continue to be applicable.

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,

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

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**THE SULLIVAN COUNTY INFRASTRUCTURE LOCAL  
DEVELOPMENT CORPORATION  
CONFIDENTIAL FY 2021 EVALUATION OF BOARD PERFORMANCE**

Please check (√) the most appropriate box.

CRITERIA	AGREE	SOMEWHAT AGREE	SOMEWHAT DISAGREE	DISAGREE
Board members have a shared understanding of the mission and purpose of the Agency.	5	1	0	0
The policies, practices and decisions of the Board are always consistent with this mission.	5	1	0	0
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Agency and reviews these annually.	5	1	0	0
The Board sets clear and measurable performance goals for the Agency that contribute to accomplishing its mission.	4	2	0	0
The decisions of the Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.	6	0	0	0
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.	5	1	0	0
Board members are knowledgeable about the Agency's programs, financial statements, reporting requirements, and other transactions.	5	1	0	0
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.	5	1	0	0



The Board knows the statutory obligations of the Agency and if the Agency is in compliance with State law.	5	1	0	0
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.	6	0	0	0
Board members have sufficient opportunity to research, discuss, question, and prepare before decisions are made and votes taken.	5	1	0	0
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.	6	0	0	0
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.	6	0	0	0
The Board has identified the areas of most risk to the Agency and works with management to implement risk mitigation strategies before problems occur.	4	2	0	0
Board members demonstrate leadership and vision and work respectfully with each other.	5	1	0	0

Date Completed: \_\_\_\_\_