

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **February 19, 2026.**

ROLL CALL:

Present: Supervisor Scott S. Mace, Presiding
Councilman John A. Pavese
Councilman Ryan T. Schock
Councilman Richard L. Benjamin, Jr.

DRAFT

Absent: Councilwoman Melinda S. Meddaugh

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murrin, Deputy Town Clerk
Michael B. Mednick, Attorney for the Town
Melissa DeMarmels, Town Comptroller

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 5:00 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilman Schock the minutes of the February 3rd, 2026 Regular Town Board Meeting were approved with one correction on Page 13, Resolution No. 126, Town Supervisor should be replaced with Water & Sewer Superintendent. The Resolution should read as follows: “Resolved, that the Water & Sewer Superintendent Michael Messenger be authorized to sign the Property Access Consent Form to allow Hanson VanVleet Hydrogeologic Consultants, PLLC Access to test those wells that are not in use at Cold Spring Water District.”

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin
 Nays 0
 Absent 1 Meddaugh

PUBLIC COMMENT:

There was no public comment.

CORRESPONDENCE:

Supervisor Mace reported on correspondence that was sent or received as follows:

- **Julio Garaicoechea, Project Manager, SC IDA:** 2026 Distribution of PILOT Payments – Check #2907 Dated: 01/27/26 for \$100,169.65 (8 Projects).
- **Marilee J. Calhoun, Town Clerk:** Letter dated 02/05/26 to Lebaum Company, Inc. Re: Iglesia De Dios vs. Sullivan County, Town of Thompson, Village of

Monticello & Monticello Central School District, Notice of Summons and Verified Complaint for Tax Assessment Year 2022 & 2023.

- **Leonard Rosenbaum, Senior Claims Counsel, NYMIR (The Wright Insurance Group):** Letter dated 02/09/26 to Karen Schaefer Re: Concord Associates, L.P., et al vs. Town of Thompson & Village of Monticello, Notice of Summons and Complaint for failure to conclude the legal process to extend the Adelaar Water District.
- **NYS Dept. of Taxation and Finance:** Check #10863230, Dated: 02/04/26 in the amount of \$584,943.01 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 3rd Quarter Payment.
- **Charter Communications:** Letter dated 02/09/26 with Check #81387679 dated 02/05/26 for \$33,450.59 – 4th Quarter Franchise Fee (10/01/25 – 12/31/25).
- **Sullivan County Treasurer's Office:** Check #317034, Dated 02/06/26 for \$26,163.40 for Town Share of Cannabis Revenue 06/01/25 – 11/30/25.
- **Steven Gottlieb, Chairman, Rock Hill Fire District Commissioners:** Email dated 02/18/26 to Supervisor Mace and the Town Board Re: Letter of Support to help RH Fire District in securing NYS & Federal Funding towards new fire station.

AGENDA ITEMS:

1) KIAMESHA LAKE WWTP UPGRADE PROJECT: RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS

The Following Resolution Was Duly Adopted: Res. No. 127 of the Year 2026.

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on February 19, 2026

RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS FOR THE KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT

WHEREAS, the *Kiamesha Lake Wastewater Treatment Plant* is in need of significant upgrades that have been identified by the Town of Thompson; and

WHEREAS, the Town has identified the need for the *Kiamesha Lake Wastewater Treatment Plant Upgrade Project*, including all associated labor, materials, equipment, and incidentals necessary to complete the work in accordance with applicable standards; and

WHEREAS, the Town Board has reviewed the preliminary scope of work, project budget, and anticipated schedule prepared by Delaware Engineering, PLLC; and

WHEREAS, pending project document approvals by NYSEFC, the proposed project is eligible to proceed under the procurement requirements of New York State General Municipal Law, including competitive bidding provisions; and

WHEREAS, the Town finds it to be in the best interest of the Municipality to solicit competitive bids to ensure cost effective and timely completion of the project.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the Town Board hereby authorizes Delaware Engineering, PLLC to prepare and issue the necessary bid documents, including plans, specifications, and contract requirements, for the *Kiamesha Lake Wastewater Treatment Plant Upgrade Project*, and it is further

RESOLVED, that the Town Clerk is authorized to advertise the project for public bid in accordance with applicable laws and the Town's Procurement Policies; and it is further

RESOLVED, that sealed bids shall be received, opened, and publicly read at a date and time to be established by the Town Board and Town Clerk, and that a recommendation for award shall be presented to the Town Board following review of all responsive bids; and it is further

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilman John A. Pavese
Seconded by: Councilman Ryan T. Schock

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilwoman MELINDA S. MEDDAUGH	Yes <input type="checkbox"/>	No <input type="checkbox"/> ABSENT
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman RICHARD L. BENJAMIN, JR.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

2) EMERALD GREEN WWTP UPGRADE PROJECT: RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS

The Following Resolution Was Duly Adopted: Res. No. 128 of the Year 2026.

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on February 19, 2026

RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS FOR THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT

WHEREAS, the *Emerald Green Wastewater Treatment Plant* is in need of significant upgrades that have been identified by the Town of Thompson; and

WHEREAS, the Town has identified the need for the *Emerald Green Wastewater Treatment Plant Upgrade Project*, including all associated labor, materials, equipment, and incidentals necessary to complete the work in accordance with applicable standards; and

WHEREAS, the Town Board has reviewed the preliminary scope of work, project budget, and anticipated schedule prepared by Delaware Engineering, PLLC; and

WHEREAS, pending project document approvals by NYSEFC, the proposed project is eligible to proceed under the procurement requirements of New York State General Municipal Law, including competitive bidding provisions; and

WHEREAS, the Town finds it to be in the best interest of the Municipality to solicit competitive bids to ensure cost effective and timely completion of the project.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the Town Board hereby authorizes Delaware Engineering, PLLC to prepare and issue the necessary bid documents, including plans, specifications, and contract requirements, for the *Emerald Green Wastewater Treatment Plant Upgrade Project*, and it is further

RESOLVED, that the Town Clerk is authorized to advertise the project for public bid in accordance with applicable laws and the Town's Procurement Policies; and it is further

RESOLVED, that sealed bids shall be received, opened, and publicly read at a date and time to be established by the Town Board and Town Clerk, and that a recommendation for award shall be presented to the Town Board following review of all responsive bids; and it is further

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilman Ryan T. Schock
Seconded by: Councilman John A. Pavese

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes [X]	No []
Councilman JOHN A. PAVESE	Yes [X]	No []
Councilwoman MELINDA S. MEDDAUGH	Yes []	No [] ABSENT
Councilman RYAN T. SCHOCK	Yes [X]	No []
Councilman RICHARD L. BENJAMIN, JR.	Yes [X]	No []

2B) RESOLUTION TO ACCEPT MAP, PLAN & REPORT PREPARED BY MHE ENGINEERING FOR PROPOSED FORMATION OF THE ROCK HILL-EMERALD SPRINGS WATER DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 129 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Revised Map, Plan & Report completed by MHE Engineering, D.P.C. Professional Engineers on behalf of the Town of Thompson for Proposed Formation of the Rock Hill-Emerald Springs Water District for water facilities and services, Section 35, Block 1, Lots 7.1, 9.2, 9.1, 9.3, 9.6, 9.4, 4.1, 7.2, 6, 8 & 7.4 , Dated: 10/07/2025, Revised: 02/05/2026, Job No. 95-55.1, 25-101.

Moved by: Councilman Pavese Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Schock and Benjamin
 Nays 0
 Absent 1 Meddaugh

3) RESOLUTION AUTHORIZING HEALTH OFFICER RECEIVE FULL SALARY OF \$4,497.00 AS DESIGNATED IN 2026 RE-ORGANIZATIONAL AGENDA RES.#10 & PAYMENTS SHALL BE DIVIDED BETWEEN REMAINING BI-WEEKLY PAYCHECKS
The Following Resolution Was Duly Adopted: Res. No. 130 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes Abraham Garfinkel, M.D. receive the full salary of \$4,497.00 as previously designated in the 2026 Re-Organizational Agenda Resolution No. 10 of the Year 2026 and that all said payments shall be divided between the remaining bi-weekly paychecks.

Moved by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Schock and Benjamin
 Nays 0
 Absent 1 Meddaugh

4) REVIEW & APPROVE: RESOLUTION TO SET MAXIMUM RATES FOR TOWING AND ROAD SERVICES IN THE TOWN OF THOMPSON FOR THE YEAR 2026
The Following Resolution Was Duly Adopted: Res. No. 131 of the Year 2026.

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on February 19, 2026

RESOLUTION TO SET MAXIMUM RATES FOR TOWING AND ROAD SERVICES IN THE TOWN OF THOMPSON FOR THE YEAR 2026

WHEREAS, Chapter 225 of the Town Code of the Town of Thompson requires the Town to set maximum rates to be charged by licensed towing companies in the Town of Thompson by Resolution; and

WHEREAS, the current maximum Town towing rates and road service rates have not been revised in several years and the Town Board would like to update them to be similar to the New York State Police Towing & Road Service Guidelines.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the following maximum Towing Rates charged by duly licensed tow operators in the Town of Thompson be set as follows:

1. Passenger cars and trucks not exceeding 8,600 Gross Vehicle Weight (GVW) from 6:00 a.m. to 6:00 p.m.: \$137.50, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
2. Passenger cars and trucks not exceeding 8,600 GVW from 6:01 p.m. to 5:59 a.m.: \$165.00, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
3. Commercial vehicles in excess of 8,600 GVW: \$247.50, plus \$7.70 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
4. Commercial vehicles over 14,000 GVW: No maximum charge

and it is further

RESOLVED, that the maximum rates for Road Service Rates chargeable by duly licensed Tow operators in the Town of Thompson be set as following:

1. For all motor vehicles based on a maximum of 20 minutes of work to service same between hours of 6:00 a.m. to 6:00 p.m.: \$137.50, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
2. For all motor vehicles based on a maximum of 20 minutes of work to service same between hours of 6:01 p.m. to 5:59 a.m.: \$165.00, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.

and it is further,

RESOLVED, that the maximum rates for Storage chargeable by licensed Tow Operators in the Town of Thompson be set as follows:

1. For both inside and outside storage: \$82.50 per day (storage fees are not to be charged for the first business day).

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilman Richard L. Benjmain, Jr.

Seconded by: Councilman Ryan T. Schock

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes [X]	No []
Councilman JOHN A. PAVESE	Yes [X]	No []
Councilwoman MELINDA S. MEDDAUGH	Yes []	No [] ABSENT

Councilman RYAN T. SCHOCK
Councilman RICHARD L. BENJAMIN, JR.

Yes [X]
Yes [X]

No []
No []

5) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – USDA PAYMENT

A) APPROVE & AUTHORIZE – WITTCON, INC. PMT #7 \$3,895.00

The Following Resolution Was Duly Adopted: Res. No. 132 of the Year 2026

Resolved, that the application for Payment # 7 in the amount of \$3,895.00 with Wittcon Inc., for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Pavese Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin

Nays 0

Absent 1 Meddaugh

B) APPROVE & AUTHORIZE – TAM ENTERPRISES PMT #5 \$20,776.50

The Following Resolution Was Duly Adopted: Res. No. 133 of the Year 2026.

Resolved, that the application for Payment # 5 in the amount of \$20,776.50 with TAM Enterprises, Inc., for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin

Nays 0

Absent 1 Meddaugh

C) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 25515 \$4,042.00

The Following Resolution Was Duly Adopted: Res. No. 134 of the Year 2026.

Resolved, that the application for Payment in the amount of \$4,042.00 with MHE Engineering, for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Schock Seconded by: Councilman Pavese

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin

Nays 0

Absent 1 Meddaugh

D) APPROVE & AUTHORIZE – RURAL DEVELOPMENT PROJECT – USDA FORM E FOR PMT #9 \$28,713.50

The Following Resolution Was Duly Adopted: Res. No. 135 of the Year 2026.

Resolved, that the application for Payment # 9 in the amount of \$28,713.50 with Rural Development Project – USDA Form E for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said project budget/cost certification for payment.

Moved by: Councilman Benjamin
Vote: Ayes 4
Nays 0
Absent 1

Seconded by: Councilman Schock
Mace, Pavese, Schock and Benjamin
Meddaugh

6) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – CHANGE ORDERS FOR TIME EXTENSIONS

A) APPROVE & AUTHORIZE – WITTCON, INC. CHANGE ORDER NO. 002

MHE Engineering submitted a second change order for the Melody Lake Water System Improvement Project for a time extension from 06/16/26 to 08/17/26. There is no change in the contract cost of \$784,235.71. The Town Board agreed to the change and action was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 136 of the Year 2026.

Resolved, that Change Order No. 002 from Wittcon, Inc. for a time extension from 06/16/26 to 08/17/26 hereby be approved with no change in cost and that the Town Supervisor be authorized to execute and accept the Change Order as presented.

Motion by: Councilman Benjamin
Vote: Ayes 4
Nays 0
Absent 1

Seconded by: Councilman Schock
Mace, Pavese, Schock and Benjamin
Meddaugh

B) APPROVE & AUTHORIZE – TAM ENTERPRISES CHANGE ORDER NO. 001

MHE Engineering submitted a first change order for the Melody Lake Water System Improvement Project for a time extension from 06/16/26 to 08/17/26. There is no change in the contract cost of \$259,841.00. The Town Board agreed to the change and action was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 137 of the Year 2026.

Resolved, that Change Order No. 001 from TAM Enterprises for a time extension from 06/16/26 to 08/17/26 hereby be approved with no change in cost and that the Town Supervisor be authorized to execute and accept the Change Order as presented.

Motion by: Councilman Pavese
Vote: Ayes 4
Nays 0
Absent 1

Seconded by: Councilman Schock
Mace, Pavese, Schock and Benjamin
Meddaugh

7) CONSOLIDATED ROCK HILL-EMERALD GREEN SEWER DISTRICT: ANNEXATION REQUEST OF 828 BROADWAY, LLC – BILLY STOP PROPERTY, 686 WOLF LAKE ROAD, ROCK HILL, NY, SBL# 52.-1-14.1

Received letter from Victor Singh of 828 Broadway, LLC dated 01/02/2026 addressed to Supervisor Mace and Town Board requesting Annexation into the Consolidated Rock Hill-Emerald Green Sewer District. The property to be annexed is the current Billy Stop

location at 686 Wolf Lake Road, Rock Hill, SBL # 52.-1-14.1. They are currently applying to the Planning Board for a service station and retail store.

The Following Resolution Was Duly Adopted: Res. No. 138 of the Year 2026.

Resolved, that the Town Attorney Michael B. Mednick hereby be authorized to prepare and send a letter to Victor Singh on behalf of the applicant 828 Broadway, LLC regarding request for Annexation of the Consolidated Rock Hill-Emerald Green Sewer District of Tax Map Parcel; 52.-1-14.1, property located at 686 Wolf Lake Road, Rock Hill (Current Billy Stop Location). Further Be It Resolved, that said letter shall inform applicant of the cost requirements necessary to proceed with the Sewer District Annexation Process. All required fees shall be placed in escrow to cover necessary Engineering, Legal and Publication costs to continue with said Annexation request.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin

Nays 0

Absent 1 Meddaugh

8) BILLS OVER \$5,000.00 – TOWN HALL

The Following Resolution Was Duly Adopted: Res. No. 139 of the Year 2026.

Resolved, that the following bills over \$5,000.00 for the Town Hall be approved for payment as follows:

Counsel Press Inc.

\$7,865.46 Total Cost

Invoice # 0009180497 – Legal Services for the Joint Record on Appeal in the case of Smith et al. vs. Town of Thompson Planning Board Re: Avon Park Project.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Schock, Pavese and Benjamin

Nays 0

Absent 1 Meddaugh

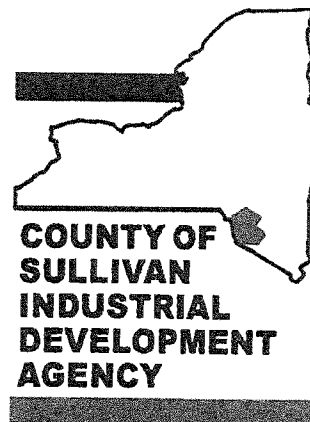
8) BILLS OVER \$5,000.00 – WATER & SEWER DEPARTMENT

Supervisor Mace received an email from Water & Sewer Superintendent Michael Messenger regarding a bill in the amount of \$4,914.81 for damage that was made to the Emerald Green POA gate by our Town Vehicle. It was unclear as to who the amount was to be payable to. Supervisor Mace will request that Superintendent Messenger obtain a copy of the invoice from Emerald Green before the Town Board can authorize payment. There was no action taken at this time.

9) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 140 of the Year 2026.

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



February 18, 2026

Mr. Anthony J. Rein, Assessor
Town of Thompson
4052 Route 42
Monticello, New York 12701

Re: Amended New York State Department of Taxation and Finance Form RP-412-a (Adelaar Developer, LLC)

Dear Mr. Rein,

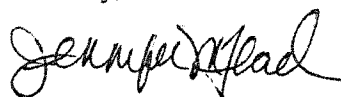
Enclosed please find the following items relating to the above referenced project located within the Town of Thompson:

1. Amended NYS RP-412-a Form
2. Ninth Amendment to Payment in Lieu of Tax Agreement

The enclosed Ninth Amendment to Payment in Lieu of Tax Agreement ("Ninth Amendment") amends certain terms of the August 1, 2017 Payment in Lieu of Tax (PILOT) Agreement. Specifically, the Ninth Amendment waives the employment obligations of the Company for a particular time period. This amendment could affect the PILOT calculation and PILOT distributions to the taxing jurisdictions.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



Jennifer M. Flad
Executive Director

enclosures

cc: Nadia Rajs, Chairperson, Sullivan County Legislature
Scott S. Mace, Supervisor, Town of Thompson
Matthew T. Evans, Ed.D., Superintendent, Monticello Central School District

ec: Joshua Potosek, Sullivan County Manager
Kathleen Lara, Sullivan County Treasurer
Elizabeth Terwilliger, Monticello Central School District



NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

RP-412-a (1/95)

INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

Name Co. of Sullivan Industrial Development Agency
Street 548 Broadway
City Monticello
Telephone no. Day (845) 428-7575
Evening () _____
Contact Jennifer M. Flad
Title Executive Director

2. OCCUPANT (IF OTHER THAN IDA)

(If more than one occupant attach separate listing)

Name Adelaar Developer, LLC
Street 909 Walnut Street, Suite 200
City Kansas City, MO 64106
Telephone no. Day (8) 6 472-1700
Evening () _____
Contact Gregory Zimmerman
Title Vice President

3. DESCRIPTION OF PARCEL

- a. Assessment roll description (tax map no./roll year) SBL #15.-1-14.4
- b. Street address 555 Resorts World Drive
- c. City, Town or Village Thompson
- d. School District Monticello
- e. County Sullivan
- f. Current assessment \$82,687,000.00
- g. Deed to IDA (date recorded; liber and page)
lease to IDA 8/1/17, rec. 9-12-17(2017-6918)
First Amendment to Lease 2/21/24, rec. 4-9-24 (2024-2574)

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

- a. Brief description (include property use) Waterpark resort hotel. Construction is complete.
- b. Type of construction new
- c. Square footage 425,000
- d. Total cost \$168,679,011.
- e. Date construction commenced 2017
- f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
2037

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

- a. Formula for payment see enclosed Ninth Amendment to Payment in Lieu of Taxation Agreement
- b. Projected expiration date of agreement 2037

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Sullivan</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town/City <u>Thompson</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Village <u>Thompson N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
School District <u>Monticello</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Person or entity responsible for payment

Name Gregory Zimmerman
 Title Vice President
 Address 909 Walnut Street, Suite 200
Kansas City, MO 64106

e. Is the IDA the owner of the property? Yes No (check one)

If "No" identify owner and explain IDA rights or interest in an attached statement. IDA holds a leasehold interest

Telephone 816-472-1700

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No

If yes, list the statutory exemption reference and assessment roll year on which granted: exemption MIDA assessment roll year 2014 through present

7. A copy of this application, including all attachments, has been mailed or delivered on 2/23/20 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Jennifer M. Flad, Executive Director of County of Sullivan Industrial Development Agency hereby certify that the information on this application and accompanying papers constitutes a true statement of facts.

2.23.20
Date

Jennifer M. Flad
Signature

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable: _____

Date

Assessor's signature

NINTH AMENDMENT TO PAYMENT IN LIEU OF TAXATION AGREEMENT

THIS NINTH AMENDMENT TO PAYMENT IN LIEU OF TAXATION AGREEMENT ("Ninth Amendment"), effective the 1st day of January, 2026, amends that certain Payment in Lieu of Taxation Agreement, made the 1st day of August, 2017 ("PILOT Agreement") by and between the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having its principal offices located at 548 Broadway, Monticello, New York 12701 ("Agency") and ADELAAR DEVELOPER, LLC, a Delaware limited company, having its principal offices located at 909 Walnut Street, Suite 200, Kansas City, Missouri 64106 ("Company").

Unless otherwise defined herein, all capitalized terms shall have the meaning given them in the PILOT Agreement.

RECITALS

WHEREAS, Title 1 of Article 18-A of the General Municipal Law of the State of New York ("Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York ("State"); and

WHEREAS, the Enabling Act authorizes the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and sell land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial or industrial facilities, in order to advance job opportunities, health, general prosperity and the economic welfare of the people of the State and to improve its standard of living; and

WHEREAS, the Enabling Act further authorizes each such agency to lease any or all of its facilities at such rentals and on such other terms and conditions as it deems advisable; and

WHEREAS, the Agency was created pursuant to and in connection with the provisions of the Enabling Act, Chapter 560 of the Laws of 1970 of the State (collectively, referred to as the "Act") and is empowered under the Act to undertake the providing, financing and leasing of the facility described below; and

WHEREAS, the Company presented an application ("Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project consisting of the: (i) the acquisition by the Agency a leasehold interest or other interest in certain property located east of Chalet Road in the Town of Thompson ("Town"), County of Sullivan, State of New York, being more particularly identified as tax map number 15-1-14.4 and containing in the aggregate approximately 131 acres ("Land"); (ii) the construction and equipping on the Land of an approximately 425,000 square-foot indoor water park resort hotel including, but not limited, to (a) an approximately seven-story 324 unit hotel/resort, (b) an approximately 20,000 square-foot conference center with a 6,500 square foot ballroom, (c) an approximately 85,000

square-foot indoor water park, (d) a split-level lobby core on an approximately 47,000 square-foot foot print (94,000 square feet total), (e) a porte-cochere, (f) outdoor pools with concession areas and bars, (g) an outdoor pavilion stage adjacent to the conference center to be used for concerts and other events, and (h) related amenities (collectively, the "Improvements"), (iii) the acquisition in and around the Land and the Improvements of certain items of equipment and other tangible personal property ("Equipment" and collectively with the Land and the Improvements, the "Facility" or "Project"); and

WHEREAS, by resolutions, dated March 19, 2013 and March 13, 2017 (collectively, "Resolution"), the Agency authorized the Company to act as its agent for the purposes of constructing and equipping the Project subject to, among other conditions, the Company entering into a Payment in Lieu of Taxation Agreement ("PILOT Agreement"); and

WHEREAS, the Company, on behalf of the Agency and as the Agency's agent, constructed, installed and equipped the Project in accordance with the plans and specifications presented to the Agency, except for construction of outdoor pools with concession areas and bars and an outdoor pavilion stage, the construction of which was not undertaken as part of the Project as originally constructed; and

WHEREAS, the Agency and the Company executed a PILOT Agreement making provision for payments in lieu of taxes by the Company for the benefit of the County, Town and the Monticello Central School District ("School") (collectively, the County, the Town and the School are referred to as the "Taxing Jurisdictions"); and

WHEREAS, the Project is operated by Catskill Resorts TRS, LLC ("CRTRS"), an affiliate of the Company; and

WHEREAS, CRTRS and the Company are each indirect subsidiaries of and owned by EPR Properties, a Maryland real estate investment trust ("EPR"), a New York Stock Exchange traded public company; and

WHEREAS, by the First Amendment to Payment in Lieu of Taxation Agreement, the Agency accepted a guaranty of EPR as security for the PILOT Payment due in February 2021; and

WHEREAS, by the Second Amendment to Payment in Lieu of Taxation Agreement, the Company and the Agency suspended employment goals for the two (2) employment years October 1, 2019 to September 30, 2020 and October 1, 2020 to September 30, 2021; and

WHEREAS, by the Correction to Second Amendment to Payment in Lieu of Taxation Agreement, the Company and the Agency corrected the reference to the employment goals to be maintained for the period October 1, 2021 through September 30, 2022, and each FT Employment Year thereafter; and

WHEREAS, by the Third Amendment to Payment in Lieu of Taxation Agreement, the Agency accepted a guaranty of EPR as security for the PILOT Payment due in February 2022; and

WHEREAS, by the Fourth Amendment to Payment in Lieu of Taxation Agreement, the Agency accepted a guaranty of EPR as security for the PILOT Payment due in February 2023; and

WHEREAS, by the Fifth Amendment to Payment in Lieu of Taxation Agreement, the Agency accepted a guaranty of EPR as security for the PILOT Payment due in February 2024; and

WHEREAS, by the Sixth Amendment to Payment in Lieu of Taxation Agreement, the Agency and Company amended the PILOT Agreement to extend the PILOT benefit period by two (2) years; and

WHEREAS, by the Seventh Amendment to Payment in Lieu of Taxation Agreement, the Agency accepted a guaranty of EPR as security for the PILOT Payment due in February 2025; and

WHEREAS, by the Eighth Amendment to Payment in Lieu of Taxation Agreement, the Agency accepted a guaranty of EPR as security for the PILOT Payment due in February 2026; and

WHEREAS, by Resolution No. 36-25, the Agency authorized projects receiving financial assistance under the Tourism Industry Uniform Tax Exemption Program and the Destination Resort Uniform Tax Exemption Program, to elect to amend the Project's PILOT Agreement to eliminate any requirement in the PILOT Agreement establishing a minimum number of FTEs in calculating the PILOT Payment or in assessing an under-employment penalty relating to the PILOT Payment due in 2026 and 2027; and

WHEREAS, by letter dated November 18, 2025, Jennifer Flad, the Agency's Executive Director notified the Company that the Project may request the suspension of employment goals for the employment years relevant to calculation of the PILOT Payment due in 2026 and 2027; and

WHEREAS, by letter dated December 2, 2025, the Company requested the PILOT be amended to suspend employment goals for the employment years relevant to calculation of the PILOT Payment due in 2026 and 2027; and

WHEREAS, the Company and Agency desire to amend the PILOT Agreement to implement the suspension of employment goals for the employment years ending September 30, 2025 and September 30, 2026.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual terms, conditions, limitations and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed as follows:

1. The first sentence of Section 3, Employment Obligations, (a) Employment Goals, (ii) FT Employment Goals: is hereby deleted and the following shall be substituted in its place and stead:
 - "(ii) FT Employment Goals:
 - (1) The Company agrees that an FT employment goal of 263 jobs shall be maintained for the period October 1, 2018 through September 30, 2019.

- (2) The Company shall not be subject to an FT employment goal for the periods October 1, 2019 through September 30, 2020 and October 1, 2020 through September 30, 2021.
 - (3) The Company agrees that an FT employment goal of 263 jobs shall be maintained for the periods October 1, 2021 through September 30, 2022; October 1, 2022 through September 30, 2023; and October 1, 2023 through September 30, 2024.
 - (4) The Company shall not be subject to an FT employment goal for the periods October 1, 2024 through September 30, 2025 and October 1, 2025 through September 30, 2026.
 - (5) The Company agrees that an FT employment goal of 263 jobs shall be maintained for the period October 1, 2026 through September 30, 2027, and for each FT Employment Year thereafter.”
2. The first sentence of Section 3, Employment Obligations, (a) Employment Goals, (iii) Computation of PILOT Payment if FT Employment Goals Not Attained: is hereby deleted and the following shall be substituted in its place and stead:

“(iii) Computation of PILOT Payment if FT Employment Goals Not Attained:
(1) There shall be no FT employment goals for the employment years October 1, 2019 through September 30, 2020; October 1, 2020 through September 30, 2021; October 1, 2024 through September 30, 2025; and October 1, 2025 through September 30, 2026. In the event the FT employment goal is not attained with respect to any other FT Employment Year during which employment goals are applicable, the next ensuing PILOT Payment shall be subject to adjustment.”

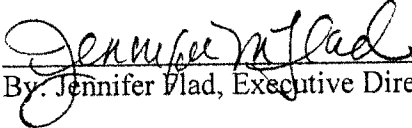
3. Agency Administrative Fee. The Agency acknowledges that the Company paid an Administrative Fee in the amount of \$7,500 at the time the Company requested the PILOT be amended to suspend employment goals for the employment years relevant to calculation of the PILOT Payment due in 2026 and 2027.

4. Expenses. All fees and costs related to preparation of this Ninth Amendment of the PILOT Agreement shall be paid by the Company.

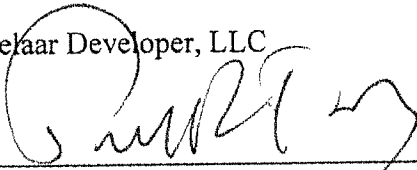
5. Integration. Except as herein amended, all other terms and conditions of the PILOT Agreement shall remain in full force and effect. If there shall be any conflict or inconsistency between the terms of this Ninth Amendment or the PILOT Agreement as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment and Eighth Amendment, the terms of this Ninth Amendment shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Ninth Amendment effective as of the date hereof.

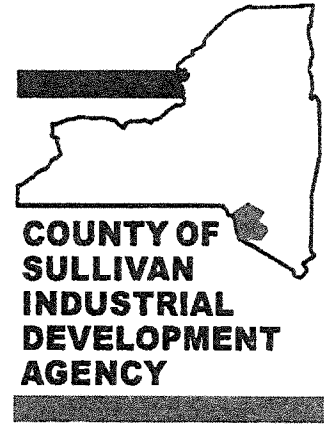
COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY


By: Jennifer Vlad, Executive Director

Adelaar Developer, LLC


By: Paul R. Turvey,
Vice President / Secretary

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



February 18, 2026

Mr. Anthony J. Rein, Assessor
Town of Thompson
4052 Route 42
Monticello, New York 12701

Re: Amended New York State Department of Taxation and Finance Form RP-412-a (Veria Lifestyle Inc.—Wellness Center Project)

Dear Mr. Rein,

Enclosed please find the following items relating to the above referenced project located within the Town of Thompson:

1. Amended NYS RP-412-a Form
2. Second Amendment to Payment in Lieu of Tax Agreement effective January 1, 2026

The enclosed Second Amendment to Payment in Lieu of Tax Agreement ("Second Amendment") amends certain terms of the April 1, 2016 Payment in Lieu of Tax (PILOT) Agreement. Specifically, the Second Amendment waives the employment obligations of the Company for a particular time period. This amendment could affect the PILOT calculation and PILOT distributions to the taxing jurisdictions.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer M. Flad". The signature is fluid and cursive.

Jennifer M. Flad
Executive Director

enclosures

cc: Nadia Rajs, Chairperson, Sullivan County Legislature
Scott S. Mace, Supervisor, Town of Thompson
Matthew T. Evans, Ed.D., Superintendent, Monticello Central School District
ec: Joshua Potosek, Sullivan County Manager
Kathleen Lara, Sullivan County Treasurer
Elizabeth Terwilliger, Monticello Central School District



NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

RP-412-a (1/95)

INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA) 2. OCCUPANT (IF OTHER THAN IDA)
(If more than one occupant attach separate listing)

Name County of Sullivan IDA
Street 548 Broadway
City Monticello, NY 12701
Telephone no. Day (845) 428-7575
Evening () _____
Contact Jennifer Flad
Title Executive Director

Name Veria Lifestyle Inc.
Street 200 Middlesex Essex Turnpike
City Iselin, NJ 08830
Telephone no. Day () 732-486-2831
Evening () _____
Contact Harish Goyal
Title CEO

3. DESCRIPTION OF PARCEL

- a. Assessment roll description (tax map no./roll year) 9.-1-1.1, 9.-1-1.2
b. Street address 420 Anawana Lake Road
c. City, Town or Village Thompson
d. School District Monticello
e. County Sullivan
f. Current assessment \$43,276,500.
g. Deed to IDA (date recorded; liber and page)
Amended Memo of Lease 11/25/20
Ins. # 2021-1983, recorded 2/24/21

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

- a. Brief description (include property use) Destination wellness center. Construction is complete.
b. Type of construction New
c. Square footage 131 rooms
d. Total cost \$70,000,000.
e. Date construction commenced 4/1/16
f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
2033

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

- a. Formula for payment see enclosed Second Amendment to PILOT Agreement.

- b. Projected expiration date of agreement 2033

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Sullivan</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town/City <u>Thompson</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Village <u>Thompson N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
School District <u>Monticello</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Person or entity responsible for payment

Name Harish Goyal
 Title CEO
 Address 420 Anawana Lake Road
Monticello, NY 12701

e. Is the IDA the owner of the property? Yes No (check one)

If "No" identify owner and explain IDA rights or interest in an attached statement. No. IDA has a leasehold interest in property.

Telephone 845-866-5899

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No

If yes, list the statutory exemption reference and assessment roll year on which granted: exemption MIDA assessment roll year 2014- present

7. A copy of this application, including all attachments, has been mailed or delivered on 2/23/20 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Jennifer M. Flad, Executive Director of County of Sullivan Industrial Development Agency hereby certify that the information

Organization hereby certify that the information

on this application and accompanying papers constitutes a true statement of facts.

2/23/20
Date

Jennifer M. Flad
Signature

FOR USE BY ASSESSOR

1. Date application filed _____

2. Applicable taxable status date _____

3a. Agreement (or extract) date _____

3b. Projected exemption expiration (year) _____

4. Assessed valuation of parcel in first year of exemption \$ _____

5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature

SECOND AMENDMENT TO PAYMENT IN LIEU OF TAXATION AGREEMENT

THIS SECOND AMENDMENT TO PAYMENT IN LIEU OF TAXATION AGREEMENT ("Second Amendment"), effective the 1st day of January, 2026, amends that certain Payment in Lieu of Taxation Agreement, made the 1st day of April, 2016 ("Original PILOT") by and between the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having its principal offices located at 548 Broadway, Monticello, New York 12701 ("Agency") and VERIA LIFESTYLE INC., a Delaware corporation having offices at 200 Middlesex Essex Turnpike, Suite No. 202, Iselin, New Jersey 08830 ("Company").

Unless otherwise defined herein, all capitalized terms shall have the meaning given them in the Original PILOT.

RECITALS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York ("State"), as amended, and Chapter 560 of the Laws of 1970 of the State, as amended and codified as Section 960 of the General Municipal Law (collectively, the "Act"), the Agency was created with the authority and power to own, lease and sell property as authorized by the Act; and

WHEREAS, the Company submitted an application dated August 25, 2015, a copy of which is on file with the Agency (the "Application"), requesting the Agency's assistance with respect to a certain Wellness Center project (the "Wellness Center Project") consisting of the: (i) construction, installation and equipping of: (a) a 131 room wellness center resort with amenities including, but not limited to diagnostic, holistic treatment, educational components and various exercise facilities ("Building"); (b) an indoor swimming pool; and (c) a museum celebrating natural wellness, nature cure and Ayurveda practices on currently vacant parcels comprising 391 acres and identified on the Town of Thompson ("Town") tax map as Section 9, Block 1, Lots 1.1, 1.2 and 7 ("Wellness Center Land") located along Anawana Lake Road in the County of Sullivan ("County"), State of New York; (ii) acquisition and installation thereon and therein of certain furniture, fixtures, machinery and equipment ("Equipment"); and (iii) construction of improvements to the Building, the Wellness Center Land and the Equipment (collectively, the Building, the Wellness Center Land and the Equipment are referred to as the "Facility"); and

WHEREAS, by resolution adopted on September 18, 2015 (the "Resolution"), the Agency authorized the Company to act as its agent for the purposes of undertaking the Wellness Center Project subject to, among other conditions, the Company entering into the Original PILOT; and

WHEREAS, the Company, on behalf of the Agency and as the Agency's agent, acquired, constructed, installed and equipped the Wellness Center Project materially in accordance with the plans and specifications presented to the Agency; and

WHEREAS, pursuant to Section 874(1) of the Act, the Agency is exempt from the payment of taxes imposed upon real property and improvements owned by it or under its jurisdiction, control or supervision, other than special ad valorem levies, special assessments and service charges

against real property which are or may be imposed for special improvements or special district improvements; and

WHEREAS, the Agency and the Company deemed it necessary and proper to execute and deliver the Original PILOT making provision for payments in lieu of taxes by the Company for the benefit of the County of Sullivan, Town of Thompson and the Monticello Central School District ("School") (collectively, the County, the Town and the School are referred to as the "Taxing Jurisdictions"); and

WHEREAS, on or about the 1st day of April, 2016, the Agency and the Company executed the Original PILOT making provision for payments to the Taxing Jurisdictions; and

WHEREAS, Article III, Section 3(a), of the Original PILOT established employment goals for the Wellness Center Project pursuant to which the Company agreed to employ not less than one hundred fifty (150) full-time equivalent employees at the Facility; and

WHEREAS, the Company, by letter dated February 26, 2020, requested the Agency suspend employment goals for the Wellness Center Project indicating that despite an investment of close to TWO HUNDRED TWENTY-FIVE MILLION and 00/100 (\$225,000,000.00) Dollars, the Project has struggled to attract guests; and

WHEREAS, Agency Chairman Steingart appointed IDA members Paul Guenther ("Guenther") and Joseph Perrello ("Perrello") to gather information related to the Wellness Center Project and make a recommendation to the Board in response to the Company's request; and

WHEREAS, after reviewing the Company's request and such other information as they deemed relevant, Guenther and Perrello recommended the Agency approve to suspend the Employment Goals; and

WHEREAS, by Resolution No. 21-20, the Agency authorized an amendment of the Original PILOT to suspend employment goals for the two employment years October 1, 2019 to September 30, 2020 and October 1, 2020 to September 30, 2021; and

WHEREAS, by the First Amendment to Payment in Lieu of Taxation Agreement (Wellness Center Project), effective as of April 13, 2020 ("First Amendment"), the Company and the Agency suspended employment goals for the two (2) employment years October 1, 2019 to September 30, 2020 and October 1, 2020 to September 30, 2021; and

WHEREAS, the PILOT Agreement was further amended by a Land Exchange Omnibus Amendment, effective as of the 25th day of November, 2020 to exclude a 4.39-acre parcel of land from the Wellness Center Land ("2020 Omnibus Amendment" and together with the Original PILOT and First Amendment, the "PILOT Agreement"); and

WHEREAS, by Resolution No. 36-25, the Agency authorized projects receiving financial assistance under the Tourism Industry Uniform Tax Exemption Program and the Destination Resort Uniform Tax Exemption Program, to elect to amend the Project's PILOT Agreement to eliminate any requirement in the PILOT Agreement establishing a minimum number of FTEs in calculating the PILOT Payment or in assessing an under-employment penalty relating to the PILOT Payment due in 2026 and 2027; and

WHEREAS, by letter dated November 18, 2025, Jennifer Flad, the Agency's Executive Director notified the Company that the Project may request the suspension of employment goals for the employment years relevant to calculation of the PILOT Payment due in 2026 and 2027; and

WHEREAS, by letter dated December 4, 2025, the Company requested the PILOT Agreement be amended to suspend employment goals for the employment years relevant to calculation of the PILOT Payment due in 2026 and 2027; and

WHEREAS, the Company and Agency desire to amend the PILOT Agreement to implement the suspension of employment goals for the employment years ending September 30, 2025 and September 30, 2026.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual terms, conditions, limitations and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed as follows:

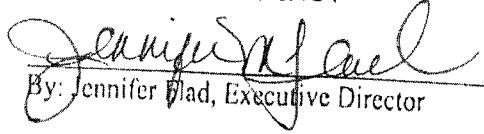
- I. The first sentence of Section 3, Employment Obligations, (a) Employment Goals, (ii) FT Employment Goals: is hereby deleted and the following shall be substituted in its place and stead:
 - “(ii) FT Employment Goals:
 - (1) The Company agrees that an FT employment goal of 150 jobs shall be maintained for the period October 1, 2018 through September 30, 2019.
 - (2) The Company shall not be subject to an FT employment goal for the periods October 1, 2019 through September 30, 2020 and October 1, 2020 through September 30, 2021.
 - (3) The Company agrees that an FT employment goal of 150 jobs shall be maintained for the periods October 1, 2021 through September 30, 2022; October 1, 2022 through September 30, 2023; and October 1, 2023 through September 30, 2024.
 - (4) The Company shall not be subject to an FT employment goal for the periods October 1, 2024 through September 30, 2025 and October 1, 2025 through September 30, 2026.
 - (5) The Company agrees that an FT employment goal of 150 jobs shall be maintained for the period October 1, 2026 through September 30, 2027, and for each FT Employment Year thereafter.”

2. The first sentence of Section 3, Employment Obligations, (a) Employment Goals, (iii) Computation of PILOT Payment if FT Employment Goals Not Attained: is hereby deleted and the following shall be substituted in its place and stead:
 - “(iii) Computation of PILOT Payment if FT Employment Goals Not Attained:
 - (1) There shall be no FT employment goals for the employment years October 1, 2019 through September 30, 2020; October 1, 2020 through September 30, 2021; October 1, 2024 through September 30, 2025; and October 1, 2025 through September 30, 2026. In the event the FT employment goal is not attained with respect to any other FT Employment Year during which employment goals are applicable, the next ensuing PILOT Payment shall be subject to adjustment.”
3. Agency Administrative Fee. The Agency acknowledges that the Company paid an Administrative Fee in the amount of \$5,000 at the time the Company requested the PILOT be amended to suspend employment goals for the employment years relevant to calculation of the PILOT Payment due in 2026 and 2027.
4. Expenses. All fees and costs related to preparation of this Second Amendment of the PILOT Agreement shall be paid by the Company.
5. Integration. Except as herein amended, all other terms and conditions of the PILOT Agreement shall remain in full force and effect. If there shall be any conflict or inconsistency between the terms of this Second Amendment or the Original PILOT as amended by the First Amendment and the 2020 Omnibus Amendment, the terms of this Second Amendment shall control.


[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment effective as of the date hereof.

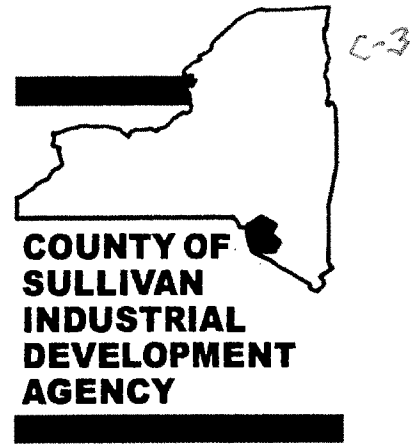
COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY


By: Jennifer Glad, Executive Director

VERIA LIFESTYLE INC.


By: SHYAN MEHROTRA
Director of Finance

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



February 2, 2026

Mr. Scott Mace, Supervisor
Town of Thompson
4052 Route 42
Monticello, New York 12701

Via Certified Mail

Re: 2026 Distribution of PILOT Payments

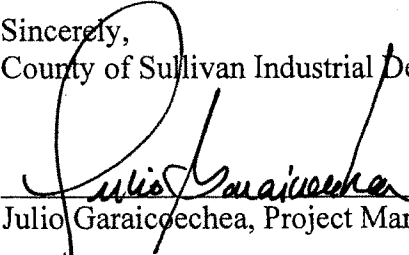
Dear Supervisor Mace,

In accordance with the County of Sullivan Industrial Development Agency's ("IDA") current Payment In Lieu Of Tax agreements, enclosed please find IDA check # **2922** dated February 2, 2026 in the amount of **\$156,329.57**, payable to the Town of Thompson. This check relates to the projects listed below. This payment is detailed in the attached calculations.

Project Name	PILOT Payment Due Town of Thompson
Adelaar Developer	\$ 20,397.83
Empire Resorts Real Estate I	\$ 8,703.08
Empire Resorts Real Estate II	\$ 3,263.66
Holiday Mountain	\$ 2,961.58
Monticello Industrial Park	\$ 577.05
Montreign Operating Company	\$ 117,854.15
Mountain Kosher Food Corporation	\$ 1,141.51
NY Thompson II	\$ 905.36
RGG Realty/ Columbia Ice & Cold Storage	\$ 525.35
TOTAL	\$ 156,329.57

Please do not hesitate to contact me if you have any questions. Thank you.

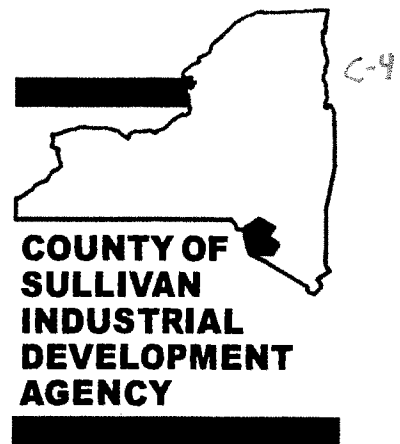
Sincerely,
County of Sullivan Industrial Development Agency



Julio Garaicoechea, Project Manager

enclosures

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



February 6, 2026

Mr. Scott Mace, Supervisor
Town of Thompson
4052 Route 42
Monticello, New York 12701

Re: 2026 Distribution of PILOT Payments

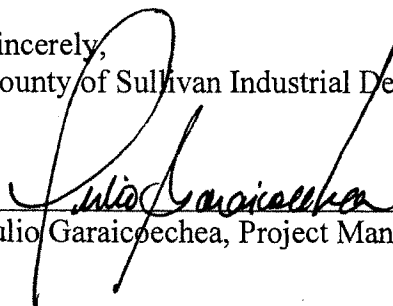
Dear Supervisor Mace,

In accordance with the County of Sullivan Industrial Development Agency's ("IDA") current Payment In Lieu Of Tax agreements, enclosed please find IDA check # 2939 dated February 6, 2026 in the amount of **\$2,371.28**, payable to the Town of Thompson. This check relates to the projects listed below. This payment is detailed in the attached calculations.

Project Name	PILOT Payment Due Town of Thompson
NY Thompson I	\$ 2,371.28
TOTAL	\$ 2,371.28

Please do not hesitate to contact me if you have any questions. Thank you.

Sincerely,
County of Sullivan Industrial Development Agency



Julio Garaicoechea, Project Manager

enclosures

C-5

County of Sullivan
GENERAL FUND
 100 North Street, P.O. Box 5012
 Monticello, N.Y. 12701

KEY BANK MONTICELLO
 BROADWAY
 MONTICELLO, NY 12701

Check
 Number **317251**

Vendor Number	Check Date	Check Amount
3020	02/20/2026	\$13,299.96

Thirteen Thousand Two Hundred Ninety-Nine and 96/100 Dollars*****

Pay To The Order Of

3020
 TOWN OF THOMPSON
 4052 ROUTE 42
 MONTICELLO, NY 12701

Katherine Laca

 County Treasurer

⑈ 3 1 7 2 5 1 ⑈ ⑆ 0 2 1 9 0 6 9 3 4 ⑆ 1 2 4 0 2 5 6 7 1 ⑈

County of Sullivan - GENERAL FUND

P.O. Box 5012 Monticello, N.Y. 12701

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT
08/20/2025	SWIM2025	YS/2025 PO# G/L Account: A-7310-40-4013	7,000.00
10/16/2025	RECREATION2025	YS/2025 PO# G/L Account: A-7310-40-4013	5,000.00
12/03/2025	SPORTS1Q2526	YS/2025-2026 PO# G/L Account: A-7310-47-4794	1,299.96

Vendor No	Vendor Name	Check No.	Check Date	Check Amount
3020	TOWN OF THOMPSON	317251	02/20/2026	\$13,299.96

FEBRUARY 19, 2026

State of New York

W
C-6

REMITTANCE ADVICE for CHECK NO. 74634645

I am pleased to be able to return these monies to you. My Office has been holding these funds since they were received from ARGONAUT GREAT CENTRAL INSURANCE COMPANY

I am very committed to reuniting account owners with their unclaimed funds, so feel free to encourage others to check my Internet website at www.osc.state.ny.us or call 1-800-221-9311.

Thomas P. DiNapoli
State Comptroller

DOCUMENT: U6544720
CLAIM: 000000016745353
SETTLEMENT: 00000000037128

REPORTED AMOUNT: 1681.68
(+) TAXABLE INTEREST: 0.00
(-) WITHHELD INTEREST: 0.00

Non-Negotiable CHECK TOTAL: 1681.68

Payee:
TOWN OF THOMPSON

Mail to:
TOWN OF THOMPSON
4052 ROUTE 42
MONTICELLO NY 12701

Re:

DETACH HERE BEFORE CASHING ↓

PLEASE CASH WITHIN 180 DAYS

00028295

FEBRUARY 19, 2026

\$1,681.68

State of New York

COMPTROLLER STATE OF NEW YORK
REFUND ACCOUNT

Check No. 74634645

29-55
213

W

KNOW YOUR ENDORSER

\$1,681.68

Pay to the Order of **TOWN OF THOMPSON**

Thomas P. DiNapoli
Thomas P. DiNapoli
State Comptroller

OSC01

U6544720

KeyBank N.A.

⑈ 74634645⑈ ⑆ 021300556⑆ 320993203258⑈

C-7

Marilee Calhoun (Town of Thompson)

From: Gartenstein, Arielle T (DEC) <arielle.gartenstein@dec.ny.gov>
Sent: Wednesday, February 4, 2026 12:32 PM
To: tomganz8@icloud.com
Cc: Fraatz, Michael R (DEC); marilee@townofthompson.com; Orzel, Brian A CIV USARMY CENAN (US)
Subject: 3-4846-00367_00007-8 (FW, EF) PERMIT - Davies Lake
Attachments: 3-4846-00367_00007-8 (FW EF) PERMIT - Davies Lake.pdf

Please find attached the permit for 3-4846-00367_00007-8 (FW, EF) - Davies Lake.

No hard copy to follow.

Thank you,

Arielle (Ellie) Gartenstein (*she/her*)

Environmental Analyst

New York State Department of Environmental Conservation

Division of Environmental Permits

21 S. Putt Corners Road, New Paltz, NY 12561

(845) 256-3096 | arielle.gartenstein@dec.ny.gov

dec.ny.gov | @NYSDEC on Social Media | [Podcast](#)





IMPORTANT NOTICE TO ALL PERMITTEES

The permit you requested is enclosed. Please read it carefully and note the conditions that are included in it. The permit is valid for only that activity expressly authorized therein; work beyond the scope of the permit may be considered a violation of law and be subject to appropriate enforcement action. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent or approval from any other federal, state, or local government which may be required.

Please note the expiration date of the permit. Applications for permit extension should be made well in advance of the expiration date (minimum of 30 days) and submitted to the Regional Permit Administrator electronically via email to dep.r3@dec.ny.gov. Submission of hard copies is optional.

The DEC permit number & program ID number noted on page 1 under "Permit Authorization" of the permit are important and should be retained for your records. These numbers should be referenced on all correspondence related to the permit, and on any future applications for permits associated with this facility/project area.

If a permit notice sign is enclosed, you must post it at the work site with appropriate weather protection, as well as a copy of the permit per General Condition 1.

If you have any questions on the extent of work authorized or your obligations under the permit, please feel free to contact me.

Arielle Gartenstein

Arielle Gartenstein
Division of Environmental Permits,
Region 3



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:

EMERALD GREEN PROPERTY OWNERS
ASSOCIATION, INC.
PO BOX 65
ROCK HILL, NY 12775-0065
(845) 796-2410

Facility:

DAVIES LAKE

OLD SACKETT RD
ROCK HILL, NY 12775

Facility Location: in THOMPSON in SULLIVAN COUNTY

Facility Principal Reference Point: NYTM-E: 533.074 NYTM-N: 4607.483
Latitude: 41°37'06.2" Longitude: 74°36'10.8"

Authorized Activity: This permit authorizes approximately 20 acres of disturbance to Davies Lake (WIN: D-1-35-P 38a, Class B) associated with the hydroraking of aquatic vegetation.

Permit Authorizations

Freshwater Wetlands - Under Article 24

Permit ID 3-4846-00367/00008

New Permit

Effective Date: 2/4/2026

Expiration Date: 12/31/2030

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: ELLEN M HART, Deputy Regional Permit Administrator

Address: NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

Authorized Signature: Ellen Hart Digitally signed by Ellen Hart
Date: 2026.02.04 09:04:41 -05'00' Date 2 / 4 / 2026

Distribution List

Michael Fraatz, BOH
USACE
Town of Thompson



Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Permit Attachments

Site Plan
Permit Sign

10/14/2025

**NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following
Permits: FRESHWATER WETLANDS**

- 1. Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by the applicant, untitled, received 10/14/2025 and attached to this permit under Attachment 1: Site Plan.
- 2. Notify DEC 48 Hrs Prior to Work** The permittee or a representative must contact by email Michael Fraatz of the Bureau of Habitat at Michael.Fraatz@dec.ny.gov at least 48 hours prior to the commencement of the project authorized herein.
- 3. Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
- 4. Work Within Area Depicted on Plans** All construction activity, including operation of machinery, excavation, filling, grading, clearing of vegetation, disposal of waste, street paving and stockpiling of material must take place within the project site as depicted on the project plans referenced by this permit. Construction activity is prohibited within areas to be left in a natural condition or areas not designated by the subject permit.
- 5. Equipment Cleaning** Before equipment and materials are used in any project work area involving regulated waters or wetlands, the equipment must be inspected for, and cleaned of, any visible soils, vegetation, and debris to prevent the potential introduction of invasive species into regulated waters or wetlands from other areas.
- 6. Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.



7. Ecosystem Health Year-End Report No later than December 1 of each year this permit is in effect, the permittee must submit a year-end report to Bureau of Ecosystem Health (R3.BEH@dec.ny.gov), which includes a quantitative discussion of chemical treatment including a thorough description of the effectiveness of treatment on target species, impacts to non-target species, and pre & post treatment photo documentation. In addition to the above description, the report shall include:

Photos

- A photo location map depicting where photos were taken and in what direction.
- Photos taken of the infestations before treatment. These photos should clearly depict the extent of the infestation of target species.
- Photos taken after treatment must be from the same location as the before photos. These photos should clearly show the reduction of target species. Both before and after photos must be taken during growing season.

Quantitative Report

- A narrative indicating the details of treatments.
- Quantitative analysis that goes along with the photos to include:
 - o Before and after target species presence.
 - o Estimate of treatment success.

Please be aware that a complete report submitted and approved by the Department, as described above, is required for future permits to be considered and reissued.

8. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

9. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

10. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.



GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY12561

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.

5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;



- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

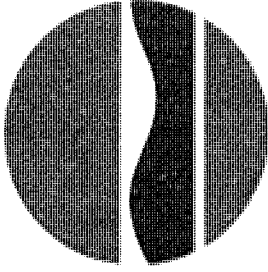


Item E: SEQR Unlisted Action, No Significant Impact Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action with No Lead Agency designated as the lead agency. It has been determined that the project will not have a significant effect on the environment.

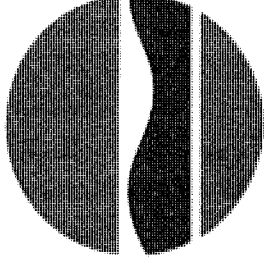


This is Davies lake and if you see the photo I sent with the permit 90% is covered in waterchestnut. This will be important to get rid of do install the siphons next year for the dam repair project.

New York State
Department of Environmental Conservation



NOTICE



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department condition on it, contact the DEC at 845-256-3054 or dep.r3@dec.ny.gov. Please refer to the permit number shown when contacting the DEC.

Permittee: EMERALD GREEN PROPERTY OWNERS ASSOCIATION, INC.

Permit No. 3-4846-00367/00008

Effective Date: 2/4/2026

Expiration Date: 12/31/2030

Applicable if checked. No instream work allowed between October 1 & April 30

NOTE: This notice is **NOT** a permit.



Department of Taxation and Finance

OFFICE OF REAL PROPERTY
TAX SERVICES

RACHEL INGALSBE

Director of Real Property Tax Services

TO: Assessors, Mayors and Clerks
FROM: Rebecca Bellard
SUBJECT: 2026 Tentative Special Franchise Full Values

Enclosed is your municipality's Notice of Tentative Special Franchise Full Values for the 2026 assessment roll. Municipalities will need to equalize these full values using their current 2026 roll level of assessment. **Assessments shall in no case exceed full value.** If your stated level of assessment is not accepted as a state equalization rate, these full values will have to be equalized using the state equalization rate when that rate is established. The only exception to this change is municipalities which still have "base" utility property. These municipalities will receive assessed values which are to be put directly on the assessment roll. Your special franchise certificate will indicate whether you are receiving full values or equalized assessments. **Please note, companies that do not appear on this Notice of Tentative Special Franchise, do not have taxable utility property in your municipality in the public right-of-way.**

Please note that there may be changes in your special franchise values due to obsolescence adjustments, new companies or purchases that have occurred this past year.

Obsolescence

The companies listed on the attachment have applied for and been granted functional and/or economic obsolescence on all or a portion of their special franchise utility property.

If you have any questions related to your special franchise values, please contact

Rebecca Bellard via e-mail at ORPTS.special.franchise@tax.ny.gov.

Enclosure

cc: County Real Property Tax Directors



STATE OF NEW YORK
 DEPARTMENT OF TAXATION AND FINANCE
 OFFICE OF REAL PROPERTY TAX SERVICES
 WA Harriman State Campus
 Albany, N Y 12227
 (518)474-5711

RP7026
Dated
 February 04, 2026

NOTICE OF TENTATIVE SPECIAL FRANCHISE FULL VALUE

For city and town assessment roll to be filed in 2026

Town of Thompson, Sullivan County - 484600

Hearing Date and Location:
 March 12, 2026 at 10:00 am
 CR 125, Bldg 9, 1st Floor
 WA Harriman State Campus
 Albany, New York

The State Office of Real Property Tax Services has determined the tentative special franchise full values for the following special franchise companies at the amounts shown below. The full values were determined in accordance with Article 6 of the Real Property Tax Law and Part 8197 of Title 20 of the Official Compilation of Codes, Rules and Regulations of the State of New York. The full values include both the value of the tangible property situated in, upon, under or above public streets, highways, waters and other public places and the value of the franchise, right, authority or permission to occupy such public streets, highways, waters and other public places.

The State Office or its duly authorized representative will conduct a hearing in its office in the City of Albany on the day indicated above as the "Hearing Date" to hear any complaints concerning such full values. Complaints must be filed in accordance with the procedure provided in Section 610 of the Real Property Tax Law. In order for a complaint to be considered by the State Office, a complainant must:

- (1) Specify its objections to the tentative special franchise full values on Form RP-7141 available from the Office of Real Property Tax Services.
- (2) Serve its complaint to the State Office at least ten (10) days prior to the hearing date. Service may be made in person or by mail.
- (3) Serve a copy of the complaint upon the appropriate special franchise company.
- (4) File with the State Office, at least five (5) days prior to the hearing date, an affidavit stating in substance that the copy required in step 3 above has been served.

	<u>Full Value Number</u>	<u>Tentative Full Value</u>	<u>Pct Change From Prior Roll</u>
Town of Thompson, Sullivan County			
New York State Electric & Gas			
One City Center, Avangrid Management 5th floor			
Portland, ME 04101			
Village of Monticello			
Town Outside Villages			
Total Town:	131600-4846	\$4,015,893 <u>\$17,746,614</u>	4.0 <u>8.4</u>
Orange & Rockland Util., Inc.			
One Blue Hill Plaza 4th Floor			
Pearl River, NY 10965			
Town Outside Villages			
Total Town:	134100-4846	<u>\$2,873</u> \$2,873	-7.3 <u>-7.3</u>
Kiamesha Art. Spring Water Co.			
P.O. Box 205			
Kiamesha Lake, NY 12751			
Town Outside Villages			
Total Town:	225100-4846	<u>\$104,864</u> \$104,864	-5.0 <u>-5.0</u>
Verizon New York Inc.			
P.O. Box 521807			
Longwood, FL 32752			



STATE OF NEW YORK
 DEPARTMENT OF TAXATION AND FINANCE
 OFFICE OF REAL PROPERTY TAX SERVICES
 WA Harriman State Campus
 Albany, N Y 12227
 (518) 474-5711

RP7026
 Dated
 February 04, 2026

NOTICE OF TENTATIVE SPECIAL FRANCHISE FULL VALUE

Town of Thompson, Sullivan County	<u>Full Value Number</u>	<u>Tentative Full Value</u>	<u>Pct Change From Prior Roll</u>
Verizon New York Inc. P.O. Box 521807 Longwood, FL 32752 Village of Monticello		\$1,200,263	3.8
Town Outside Villages		\$2,684,828	5.7
Total Town:	631900-4846	\$3,885,091	5.1
First Light Fiber 55 Sicker Rd Latham, NY 12110 Village of Monticello		\$91,351	-1.7
Town Outside Villages		\$110,409	723.9
Total Town:	701390-4846	\$201,760	89.8
BCE Nexxia Corporation P.O. Box 80615 Indianapolis, IN 46280 Village of Monticello		\$40,106	NEW
Total Town:	713000-4846	\$40,106	
CrownCastleFiber LLC 4017 Washington Rd, PMB 353 McMurray, PA 15317 Village of Monticello		\$1,226,373	4.0
Town Outside Villages		\$625,889	15.1
Total Town:	797400-4846	\$1,852,262	7.5
Spectrum Northeast, Hudson Val 7820 Crescent Executive Drive Charlotte, NC 28217 Village of Monticello		\$815,261	38.2
Town Outside Villages		\$1,818,434	6.6
Total Town:	937400-4846	\$2,633,695	14.7
Grand Total		\$30,483,158	

David Ange
 Real Property Services Administrator 2

Note: The amounts of the special franchise full values set forth in this notice are "tentative" and must not be entered on the assessment roll. The final full values for entry on the assessment roll will be transmitted at a later date.



Department of Taxation and Finance

OFFICE OF REAL PROPERTY
TAX SERVICES

RACHEL INGALSBE
Director of Real Property Tax Services

TO: Assessors, Mayors, Supervisors and Clerks
FROM: Karla Bartholomew Lacen
SUBJECT: 2026 Tentative Telecommunications Ceilings – Roll Section 6

Enclosed is your municipality's *Notice of Tentative Telecommunications Ceiling* for the 2026 assessment roll. The ceiling values therein have already been equalized and represent the **maximum taxable assessed value of private mass telecommunications property** for each utility company in your municipality. Any assessed value in excess of the assessment ceiling must be granted an exemption (code 47100). If the assessed value already present on the roll does not exceed the assessment ceiling, the property is not eligible for a ceiling exemption and the assessor need not make any adjustment to the roll.

The ceilings only pertain to mass telecommunications property (e.g. poles, wires, cables and conduit) that resides on, under, or above private property. Structures, such as cell towers and repeater huts, are not covered by the ceiling program. Companies which have telecommunications property in your municipality, but do not appear on the certificate, have been determined to own no taxable property that is subject to the ceiling.

If you choose to adopt the recommended SBLs, please remember to deactivate or otherwise remove the old parcels from the roll.

If you have any questions regarding your telecommunications ceiling values or believe any of our determinations to be erroneous, please contact Karla Bartholomew Lacen via email at ORPTS.special.franchise@tax.ny.gov.

Enclosure

cc: County Real Property Tax Directors



STATE OF NEW YORK
 DEPARTMENT OF TAXATION AND FINANCE
 OFFICE OF REAL PROPERTY TAX SERVICES
 W.A. Harriman State Campus
 Albany, NY 12227
 (518) 474-5711

Dated
 February 05, 2026

NOTICE OF TENTATIVE TELECOMMUNICATIONS CEILING
 For city and town assessment roll to be filed in 2026

Town of Thompson, Sullivan County - 484600

Hearing Date and Location:
 March 26, 2026 at 1:00 pm
 CR125, Bldg 9, 1st Floor
 WA Harriman State Campus
 Albany, New York

The New York State Department of Taxation and Finance, Office of Real Property Tax Services, in accordance with Title 5 of Article 4 of the Real Property Tax Law, has determined the tentative telecommunications ceiling for the telecommunications real property of the utility company in each municipality named below in the amount shown opposite the name of the utility. The Commissioner, or his or her duly authorized representative, will conduct a hearing at the Department of Taxation and Finance office in the City of Albany on the day indicated above as the "Hearing Date" to hear any complaints concerning these ceilings. In order for a complaint to be considered, a complainant must:

- (1) Specify its objections to the tentative telecommunications ceiling on Form RP-7143 available from the Office of Real Property Tax Services.
- (2) Serve its complaint to the Commissioner at least ten (10) days prior to the hearing date. Service may be made in person or by mail.
- (3) Serve a copy of the complaint upon the appropriate utility company at least ten (10) days prior to the hearing date.
- (4) File with the Commissioner on or before the hearing date an affidavit stating in substance that the copy required in step 3 above has been served by the required date.

<i>Town of Thompson, Sullivan County</i>	<u>Ceiling Number</u>	<u>Tentative Ceiling</u>
<i>Equalization Rate: 40.60</i>		
Citizens Telecom Co. of NY Inc P.O. Box 2629 Addison, TX 75001		
Town Outside Villages		\$ 454
Total Town:	618750-4846 \$	454
Verizon New York, Inc. P.O. Box 521807 Longwood, FL 32752		
Village of Monticello		\$ 84,876
Town Outside Villages		\$ 487,660
Total Town:	631900-4846 \$	572,536
First Light Fiber 55 Sicker Rd Latham, NY 12110		
Village of Monticello		\$ 173
Total Town:	701390-4846 \$	173
Crown Castle Fiber LLC 4017 Washington Rd, PMB 353 McMurray, PA 15317		
Village of Monticello		\$ 2,687



STATE OF NEW YORK
 DEPARTMENT OF TAXATION AND FINANCE
 OFFICE OF REAL PROPERTY TAX SERVICES
 W.A. Harriman State Campus
 Albany, NY 12227
 (518) 474-5711

February 05, 2026

NOTICE OF TENTATIVE TELECOMMUNICATIONS CEILING
 For city and town assessment roll to be filed in 2026

<i>Town of Thompson, Sullivan County</i>	<u>Ceiling Number</u>	<u>Tentative Ceiling</u>
40.60		
Crown Castle Fiber LLC		
4017 Washington Rd, PMB 353		
McMurray, PA 15317		
Town Outside Villages		<u>\$ 2,155</u>
Total Town:	797400-4846 \$	<u>4,842</u>
Grand Total		<u>\$578,005</u>

David Ange
 Real Property Services Administrator 2

Note: The amounts of the telecommunications ceilings set forth in this notice are "tentative" and must not be applied to the final assessment roll. The final ceilings for use on the assessment roll will be transmitted at a later date.



Recommended School District Apportionment

Muni Code 484600 Town of Thompson

Village SWIS Code 484601 Village of Monticello, Town of Thompson

Company 631900 Verizon New York, Inc.

Recommended 2026 Roll SBL	School District	Roll Section	Apportionment Factor	2026 Apportioned Assessed Value
646.001-0000-631.900-1881	484601	6	1.00000	84,876

Total of Apportioned Values = 84,876

Company 701390 First Light Fiber

Recommended 2026 Roll SBL	School District	Roll Section	Apportionment Factor	2026 Apportioned Assessed Value
646.001-0000-701.390-1881	484601	6	1.00000	173

Total of Apportioned Values = 173

Company 797400 Crown Castle Fiber LLC

Recommended 2026 Roll SBL	School District	Roll Section	Apportionment Factor	2026 Apportioned Assessed Value
646.001-0000-797.400-1881	484601	6	1.00000	2,687

Total of Apportioned Values = 2,687

Village SWIS Code 484689 Town of Thompson, Outside Villages

Company 618750 Citizens Telecom Co. of NY Inc

Recommended 2026 Roll SBL	School District	Roll Section	Apportionment Factor	2026 Apportioned Assessed Value
646.089-0000-618.750-1881	482801	6	.002900	2
646.089-0000-618.750-1882	483601	6	.005200	2
646.089-0000-618.750-1883	484601	6	.991900	450

Total of Apportioned Values = 454

Company 631900 Verizon New York, Inc.

Recommended 2026 Roll SBL	School District	Roll Section	Apportionment Factor	2026 Apportioned Assessed Value
646.089-0000-631.900-1881	482801	6	.002900	1,414
646.089-0000-631.900-1882	483601	6	.005200	2,536
646.089-0000-631.900-1883	484601	6	.991900	483,710

Total of Apportioned Values = 487,660

Company 797400 Crown Castle Fiber LLC

Recommended 2026 Roll SBL	School District	Roll Section	Apportionment Factor	2026 Apportioned Assessed Value
646.089-0000-797.400-1881	482801	6	.002900	6
646.089-0000-797.400-1882	483601	6	.005200	11
646.089-0000-797.400-1883	484601	6	.991900	2,138

Total of Apportioned Values = 2,155

Marilee Calhoun (Town of Thompson)

From: Dan Fagnani <dfagnani@delawareengineering.com>
Sent: Wednesday, February 25, 2026 3:02 PM
To: Marilee Calhoun (Town of Thompson)
Cc: Helen Budrock; Cory Dame; Dave Ohman; John Peterson
Subject: Thompson (T) Sackett Lake WWTP Upgrade Sample RFQ Documents for Engineering Services for Design through Construction
Attachments: 2-25-26Thompson(T)-SackettLake.zip

Hi Marilee,

Here are the sample RFQ documents for the Sackett Lake WWTP Upgrade for Engineering Services for design through construction.

We recommend that the Town adopt the Resolution to Advertise at the Town's upcoming March 3, 2026 Board Meeting.

If you have any questions or need additional support, please feel free to reach out.

Thanks,



DANIEL FAGNANI, P.E.
PROJECT ENGINEER
55 South Main Street | Oneonta, NY 13820
607.432.8073 x309 (office)
607.316.3977 (mobile)
dfagnani@delawareengineering.com

LEGAL NOTICE
Town of Thompson, Sullivan County, NY
Request for Qualifications (RFQ) for Design through Construction Phase
Engineering Services
RFQ# [REDACTED] - Sackett Lake Wastewater Treatment Plant Upgrades &
Improvements

The Town of Thompson, located in Sullivan County, NY, is requesting statements of qualification to provide professional engineering services for the *Sackett Lake Wastewater Treatment Plant Upgrade Project*. ***The project will include upgrading some existing equipment, as well as providing new equipment, buildings and treatment processes at the WWTP. The total estimated project cost is \$16.7 million.*** The project has been listed on the 2026 IUP. The Town is seeking funding through NYSEFC CWSRF.

The Engineering Services contract will encompass all project-related engineering & subcontractor services required for the design and construction of the project, including but not limited to funding applications and funding administration, final design plans and specifications, permitting assistance, preparation of bidding services, construction administration/engineering during construction, on-site observation services, record drawing preparation and project close-out.

Qualification statements will be reviewed and selected according to a competitive review process based on technical skills, relevant project experience and knowledge of grant/loan funded projects. Interested parties should contact Marilee Calhoun, Town Clerk/Registrar for a complete copy of the RFQ at marilee@thompsonny.gov or by phone 845-794-2500 Ext. 302. Statements will be accepted until 12:00 PM on March 27, 2026.

TOWN OF THOMPSON, SULLIVAN COUNTY, NY
Design through Construction Phase Engineering Services
RFQ# _____ - Sackett Lake WWTP Upgrades & Improvements

ARCHITECTURAL/ENGINEERING PROCUREMENT DOCUMENTATION

SOLICITATION DOCUMENTATION

The Town of Thompson posted the RFQ notice below in the official newspaper of record (copy of public notice attached). We also directly emailed the RFQ to the following engineering firms:

FIRM NAME	CONTACT NAME	CONTACT EMAIL

RESPONSES & PROPOSAL EVALUATION

THE FOLLOWING ENGINEERING FIRMS REQUESTED A COPY OF THE RFQ BUT DID NOT SUBMIT A PROPOSAL:	THE FOLLOWING ENGINEERING FIRMS SUBMITTED STATEMENTS OF QUALIFICATION IN RESPONSE TO THE RFQ:
	Firm 1:
	Firm 2:
	Firm 3:
	Firm 4:

Evaluation Criteria	Firm 1	Firm 2	Firm 3	Firm 4
Past Work Performance (30)				
Staff Experience/Qualifications (30)				
Grant/Loan Experience (20)				
Ability to work with municipal staff (20)				
Total (100)				

FIRM SELECTION

After reviewing all of the Qualification Statements, the Town of Thompson, Sullivan County, NY has determined that [FIRM NAME] is the most highly qualified to perform the project. We will proceed with contract negotiations to determine compensation that is fair and reasonable based on a clear understanding of the project scope, complexity, and professional nature.

****RFQ DOCUMENTATION TO BE KEPT ON FILE FOR 6 YEARS****

RFQ Timeline

Request for Qualifications (RFQ) for Design through Construction Phase Engineering Services

RFQ# - Sackett Lake Wastewater Treatment Plant Upgrades & Improvements

3/3/2026	Resolution to Advertise in Town of Thompson Newspaper of Record must have regional reach, or additionally be listed on NYS Contract Reporter (see notes)
3/4/2026	Town Clerk sends Legal Notice to Town of Thompson Newspaper* of Record <ul style="list-style-type: none"> • Receive affidavit of publication from the Newspaper and keep for A/E Procurement Documentation
3/6/2026	Legal Notice appears in paper Town Clerk begins to distribute RFQ to requestors (3/6/2026-3/27/2026)
3/27/2026	Respondent Qualification Statements due to Town Clerk by 12:00 PM
Prior to 4/7/2026 or 5/5/2026 Town Board Meeting	Town Clerk distributes 1 Copy of each Response + 1 Individual Score Sheet to each of the Board members for their individual review, assessment, and scoring (sample documents can be provided) prior to Town Board Meeting.
At the 4/7/2026 or 5/5/2026 Town Board Meeting	Town Clerk collects Individual Scoring Sheets from Board Members. Using the Scoring Summary Sheet , enters individual scores and tabulates cumulative scores, and reads results. Town Adopts Resolution to Award
Following Town Board Meeting	Town Clerk to complete A/E Procurement Documentation Form
At least one week prior to next Board Meeting	Selected consultant provides contract for Town review
5/5/2026 or 6/2/2026	Execute Contract

NOTES:

- **The newspaper of record for the publication of the Legal Notice for the RFQ must have regional reach (Mid-Hudson Valley)**, alternatively, if the Town of Thompson Newspaper of Record does not have regional reach, the advertisement can also be listed in the NYS Contract Reporter, or the RFQ can be emailed or mailed directly to engineer firms in the area inviting them to submit a response (a list of solicitations must be kept for recordkeeping, ie: scanned envelopes with postage).
- **IMPORTANT:** If using NYSContract Reporter to advertise in connection with newspaper of record, list the advertisement on Contract Reporter **FIRST**, use the date that the contract reporter gives you to edit the Legal Notice Submission Deadline to be the same. Minimum requirements for advertising for EFC A/E Procurement is 21 days from the date of publication to response submission deadline.
- If the Town does not currently use NYS Contract Reporter, it is a relatively easy sign up and process to advertise (no charge) website: <https://www.nyscr.ny.gov/>

INDIVIDUAL RFQ SCORING SHEET

TOWN OF THOMPSON, SULLIVAN COUNTY, NY
Design through Construction Phase Engineering Services
RFQ# _____ - Sackett Lake WWTP Upgrades and Improvements

FIRM: _____

PROPOSAL DATE: _____

RFQ REQUIRED INFORMATION & FORMAT

Qualification Statements should not exceed twenty (20) pages in length (not included in page count: cover, table of contents, cover letter, or section dividers), and shall include the following information:

Submission	Satisfied	Comments
Length ≤ 20 Pages (not including cover, cover letter, table of contents, or dividers)	Yes / No	
Firm Summary/Profile	Yes / No	
Summaries of at least three (3) similar projects previously completed, including project budget	Yes / No	
Grant/Loan experience	Yes / No	
Proposed Project Organization Chart and resumes of key staff that are anticipated to be assigned to work on the project	Yes / No	
Minimum of three (3) client references	Yes / No	

EVALUATION CRITERIA

All proposals received will be evaluated and ranked by the TOWN OF THOMPSON according to the following criteria:

Evaluation Criteria	Points	Score	Comments
Past Work Performance/Firm Experience	30		
Staff Experience/Qualifications	30		
Grant/Loan Experience	20		
Ability to work with municipal staff	20		
Total	100		

The Board reserves the right to accept or reject any and all qualification statements in whole or in part, to waive any and all informalities, require supplemental statements or information from any responsible party, have discussions with any respondent to this RFQ to correct and/or clarify responses, and negotiate potential contract terms with the most highly qualified firm.

DATE OF SCORING: _____

NAME OF SCORER (print) _____ (signature) _____

ENDORSEMENT: _____

Marilee Calhoun, Town Clerk/Registrar, Town of Thompson

RFQ
**Request for Qualifications (RFQ) for Design through Construction
Engineering Services**
**RFQ# [REDACTED] - Sackett Lake Wastewater Treatment Plant Upgrades and
Improvements**

BACKGROUND & SCOPE OF WORK

The Town of Thompson, located in Sullivan County, NY, is requesting statements of qualification to provide professional engineering services for the *Sackett Lake Wastewater Treatment Plant Upgrade Project*. ***The project will include upgrading some existing equipment, as well as providing new equipment, buildings and treatment processes at the WWTP. The total estimated project cost is \$16.7 million.*** The project has been listed on the 2026 IUP. The Town is seeking funding through NYSEFC CWSRF.

The Engineering Services contract will encompass all project-related engineering & subcontractor services required for the design and construction of the project, including but not limited to funding applications and funding administration, final design plans and specifications, permitting assistance, preparation of bidding services, construction administration/engineering during construction, on-site observation services, record drawing preparation and project close-out.

RFQ REQUIRED INFORMATION & FORMAT

Qualification Statements should not exceed twenty (20) pages in length (not included in page count: cover, table of contents, cover letter, or section dividers), and should include the following information:

- Firm Summary/Profile
- Summaries of at least three (3) similar projects previously completed, including project budget
- Summaries of State/Federal Grant and Loan experience
- Resumes of key staff that will be assigned to work on the project
- Proposed Organizational Chart
- Minimum of three (3) client references

**** Certified M/W/DBE are strongly encouraged to apply****

EVALUATION CRITERIA

All qualification statements received will be evaluated and ranked by the Town Board according to the following criteria:

Evaluation Criteria	Points
Past Work Performance	30
Staff Experience/Qualifications	30
Grant/Loan Experience	20
Ability to work with municipal staff	20
Total	100

The Board reserves the right to accept or reject any and all qualification statements in whole or in part, to waive any and all informalities, require supplemental statements or information from any responsible party, have discussions with any respondent to this RFQ to correct and/or clarify responses, and negotiate potential contract terms with the most highly qualified firm.

RFQ SUBMISSION REQUIREMENTS

Interested firms should submit eight (8) bound paper copies of their proposal by US Mail, FedEx, UPS or Hand Delivery no later than 12:00 PM on March 27, 2026 to Marilee Calhoun, Town Clerk/Registrar, Thompson Town Hall, 4052 NYS Route 42, Monticello, NY 12701. Please allow time for package delivery to be received by stated date and time. Statements received after will not be considered.

Questions and clarifications on any items related to this RFQ shall be directed in writing to Town of Thompson via email at Marilee Calhoun, Town Clerk/Registrar at marilee@thompsonny.gov.

***** Certified M/W/DBE are strongly encouraged to apply*****

RESOLUTION TO ADVERTISE

Request for Qualifications (RFQ) for Construction Phase Engineering Services Design through Construction Phase Engineering Services RFQ# _____ - Sackett Lake Wastewater Treatment Plant Upgrades and Improvements

WHEREAS, it is recommended that the Town Board resolve to authorize the Town Clerk to publish the legal notice for Request for Qualifications for professional services for design through construction to meet publication and funding agency requirements.

WHEREAS, it is necessary to solicit qualifications from interested persons and/or firms to ensure a fair and open competitive process, in accordance with all applicable state and local laws and procurement procedures;

WHEREAS, the Town of Thompson Town Board has determined that a Request for Qualifications is the appropriate method for procuring these services, and as required by NYS Funding Agency (e.g., NYSEFC) A/E Guidelines;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, County of Sullivan, and State of New York, that the Town Supervisor and Town Clerk are hereby authorized and directed to:

1. **Prepare and Issue the RFQ:** Prepare the Request for Qualifications document in a form approved by the General Counsel and Town board conforming to NYSEFC Guidelines.
2. **Advertise the RFQ:** Advertise notice of the availability of the RFQ on the Town's Website and in the Town's newspaper of record _____ and/or NYS Contract Reporter, specifying the deadline for submissions.
3. **Receive Submissions:** Receive qualification statements from potential vendors no later than the date and time specified in the RFQ document.
4. **Evaluate Submissions:** Authorize the Town Board review of submitted qualifications and provide recommendations for the award of a contract, as per the procurement policy.

BE IT FURTHER RESOLVED, that the qualification criteria on file in the Office of the Town of Clerk shall be utilized in making said appointments and/or selections.

RESOLUTION TO ADVERTISE

Board Member	Yes	No	Abstain	Absent
Scott Mace, Supervisor	—	—	—	—
Melinda Meddaugh, Board Member	—	—	—	—
Richard Benjamin, Board Member	—	—	—	—
Ryan Schock, Board Member	—	—	—	—
John Pavese, Board Member	—	—	—	—

Adopted by the Town Board of the Town of Thompson on this **Tuesday, March 3, 2026**.

ATTEST:

Marilee Calhoun, Town Clerk/Registrar

Scott Mace, Town Supervisor

SAMPLE RESOLUTION FOR AWARDING EFC-FUNDED A/E CONTRACTS

WHEREAS, effective October 1, 2021, municipalities who have been awarded financing from the NYS Environmental Facilities Corporation (NYSEFC) for architectural and engineering (A/E) services related to certain infrastructure improvement projects, must procure those services through a competitive qualifications-based review process;

WHEREAS the Town of Thompson issued a Request for Qualifications (RFQ) on February 24, 2026 for engineering/professional services for design through construction services in connection with the Town of Thompson Sackett Lake Wastewater Treatment Plant Upgrades and Improvements and said RFQ was publicly noticed and advertised;

WHEREAS all responses received were evaluated and ranked based on established, publicly available criteria identified in the RFQ; and

NOW THEREFORE BE IT RESOLVED that the Town of Thompson has determined through the RFQ process that name of firm is the most highly qualified firm to provide the required services, and will enter into contract negotiations with said firm; and

BE IT FURTHER RESOLVED that Scott Mace, Town Supervisor is authorized to execute the Professional Services Agreement with name of firm, which appended thereto are mandatory Terms and Conditions that must be incorporated verbatim into any contracts receiving financial assistance from NYSEFC.

Motion offered by: _____

Motion seconded by: _____

Vote as follows:

_____ For

_____ Against

_____ Absent

Certified by: _____ on : _____ fill in date

Town Clerk

Marilee Calhoun (Town of Thompson)

From: Dan Fagnani <dfagnani@delawareengineering.com>
Sent: Wednesday, February 25, 2026 3:01 PM
To: Marilee Calhoun (Town of Thompson)
Cc: Helen Budrock; Cory Dame; Dave Ohman; John Peterson
Subject: Thompson (T) Emerald Green WWTP Upgrade Sample RFQ Documents for Engineering Services for Construction
Attachments: 2-25-26 Thompson(T)-EmeraldGreen.zip

Hi Marilee,

Here are the sample RFQ documents for the Emerald Green WWTP Upgrade for Engineering Services for construction.

We recommend that the Town adopt the Resolution to Advertise at the Town's upcoming March 3, 2026 Board meeting.

If you have any questions or need additional support, please feel free to reach out.

Thanks,



DANIEL FAGNANI, P.E.
PROJECT ENGINEER
55 South Main Street | Oneonta, NY 13820
607.432.8073 x309 (office)
607.316.3977 (mobile)
dfagnani@delawareengineering.com

LEGAL NOTICE

Town of Thompson, Sullivan County, NY

Request for Qualifications (RFQ) for Construction Phase Engineering Services

RFQ# - Emerald Green Wastewater Treatment Plant Upgrades

The Town of Thompson, located in Sullivan County, NY, is requesting statements of qualifications to provide professional engineering services for the *Emerald Green Wastewater Treatment Plant Upgrade Project*. The project will include upgrading of existing equipment, as well as providing new equipment, buildings and treatment processes at the WWTP. The total estimated project cost is \$15.8 million. The project has qualified for funding through the NYS Environmental Facilities Corporation (NYSEFC) Clean Water State Revolving Loan Fund (CWSRF), Water Quality Improvement Project (WQIP) Program and the Bipartisan Infrastructure Legislation (BIL). The Engineering Services contract will encompass all project-related engineering & subcontractor services required for the construction of the project, including but not limited to funding administration, construction administration/engineering during construction, on-site observation services, record drawing preparation and project close-out.

Qualification statements will be reviewed and selected according to a competitive review process based on technical skills, relevant project experience and knowledge of grant/loan funded projects. Interested parties should contact Marilee Calhoun, Town Clerk/Registrar for a complete copy of the RFQ at marilee@thompsonny.gov or by phone 845-794-2500 Ext. 302. Statements will be accepted until 12:00 PM on March 27, 2026.

TOWN OF THOMPSON, SULLIVAN COUNTY, NY

Construction Phase Engineering Services - RFQ#_____ - Emerald Green WWTP Upgrades

ARCHITECTURAL/ENGINEERING PROCUREMENT DOCUMENTATION

SOLICITATION DOCUMENTATION

The Town of Thompson posted the RFQ notice below in the official newspaper of record (copy of public notice attached). We also directly emailed the RFQ to the following engineering firms:

FIRM NAME	CONTACT NAME	CONTACT EMAIL

RESPONSES & PROPOSAL EVALUATION

THE FOLLOWING ENGINEERING FIRMS REQUESTED A COPY OF THE RFQ BUT DID NOT SUBMIT A PROPOSAL:	THE FOLLOWING ENGINEERING FIRMS SUBMITTED STATEMENTS OF QUALIFICATION IN RESPONSE TO THE RFQ:
	Firm 1:
	Firm 2:
	Firm 3:
	Firm 4:

Evaluation Criteria	Firm 1	Firm 2	Firm 3	Firm 4
Past Work Performance (30)				
Staff Experience/Qualifications (30)				
Grant/Loan Experience (20)				
Ability to work with municipal staff (20)				
Total (100)				

FIRM SELECTION

After reviewing all of the Qualification Statements, the Town of Thompson, Sullivan County, NY has determined that [FIRM NAME] is the most highly qualified to perform the project. We will proceed with contract negotiations to determine compensation that is fair and reasonable based on a clear understanding of the project scope, complexity, and professional nature.

****RFQ DOCUMENTATION TO BE KEPT ON FILE FOR 6 YEARS****

RFQ Timeline

Request for Qualifications (RFQ) for Construction Phase Engineering Services

RFQ# - Emerald Green Wastewater Treatment Plant Upgrades

3/3/2026	Resolution to Advertise in Town of Thompson Newspaper of Record must have regional reach, or additionally be listed on NYS Contract Reporter (see notes)
3/4/2026	Town Clerk sends Legal Notice to Town of Thompson Newspaper* of Record <ul style="list-style-type: none"> • Receive affidavit of publication from the Newspaper and keep for A/E Procurement Documentation
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Following Town Board Meeting	Town Clerk to complete A/E Procurement Documentation Form
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5/5/2026 or 6/2/2026	Execute Contract

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- **IMPORTANT:** If using NYSContract Reporter to advertise in connection with newspaper of record, list the advertisement on Contract Reporter **FIRST**, use the date that the contract reporter gives you to edit the Legal Notice Submission Deadline to be the same. Minimum requirements for advertising for EFC A/E Procurement is 21 days from the date of publication to response submission deadline.
- If the Town does not currently use NYS Contract Reporter, it is a relatively easy sign up and process to advertise (no charge) website: <https://www.nyscr.ny.gov/>

INDIVIDUAL RFQ SCORING SHEET

TOWN OF THOMPSON, SULLIVAN COUNTY, NY

Construction Phase Engineering Services - RFQ# _____ - Emerald Green WWTP Upgrades

FIRM: _____

PROPOSAL DATE: _____

RFQ REQUIRED INFORMATION & FORMAT

Qualification Statements should not exceed twenty (20) pages in length (not included in page count: cover, table of contents, cover letter, or section dividers), and shall include the following information:

Submission	Satisfied	Comments
Length ≤ 20 Pages (not including cover, cover letter, table of contents, or dividers)	Yes / No	
Firm Summary/Profile	Yes / No	
Summaries of at least three (3) similar projects previously completed, including project budget	Yes / No	
Grant/Loan experience	Yes / No	
Proposed Project Organization Chart and resumes of key staff that are anticipated to be assigned to work on the project	Yes / No	
Minimum of three (3) client references	Yes / No	

EVALUATION CRITERIA

All proposals received will be evaluated and ranked by the TOWN OF THOMPSON according to the following criteria:

Evaluation Criteria	Points	Score	Comments
Past Work Performance/Firm Experience	30		
Staff Experience/Qualifications	30		
Grant/Loan Experience	20		
Ability to work with municipal staff	20		
Total	100		

The Board reserves the right to accept or reject any and all qualification statements in whole or in part, to waive any and all informalities, require supplemental statements or information from any responsible party, have discussions with any respondent to this RFQ to correct and/or clarify responses, and negotiate potential contract terms with the most highly qualified firm.

DATE OF SCORING: _____

NAME OF SCORER (print) _____ (signature) _____

ENDORSEMENT: _____

Marilee Calhoun, Town Clerk/Registrar, Town of Thompson

RFQ

**Request for Qualifications (RFQ) for Construction Phase Engineering Services
RFQ# _____ - Emerald Green Wastewater Treatment Plant Upgrades**

BACKGROUND & SCOPE OF WORK

The Town of Thompson, located in Sullivan County, NY, is requesting statements of qualifications to provide professional engineering services for the *Emerald Green Wastewater Treatment Plant Upgrade Project*. ***The project will include upgrading of existing equipment, as well as providing new equipment, buildings and treatment processes at the WWTP. The total estimated project cost is \$15.8 million.*** The project has qualified for funding through the NYS Environmental Facilities Corporation Clean Water State Revolving Loan Fund (CWSRF), Water Quality Improvement Project (WQIP) Program and the Bipartisan Infrastructure Legislation (BIL).

The Engineering Services contract will encompass all project-related engineering & subcontractor services required for the construction of the project, including but not limited to funding administration, construction administration/engineering during construction, on-site observation services, record drawing preparation and project close-out.

RFQ REQUIRED INFORMATION & FORMAT

Qualification Statements should not exceed twenty (20) pages in length (not included in page count: cover, table of contents, cover letter, or section dividers), and should include the following information:

- Firm Summary/Profile
- Summaries of at least three (3) similar projects previously completed, including project budget
- Summaries of State/Federal Grant and Loan experience
- Resumes of key staff that will be assigned to work on the project
- Proposed Organizational Chart
- Minimum of three (3) client references

***** Certified M/W/DBE are strongly encouraged to apply*****

EVALUATION CRITERIA

All qualification statements received will be evaluated and ranked by the Town Board according to the following criteria:

Evaluation Criteria	Points
Past Work Performance	30
Staff Experience/Qualifications	30
Grant/Loan Experience	20
Ability to work with municipal staff	20
Total	100

The Board reserves the right to accept or reject any and all qualification statements in whole or in part, to waive any and all informalities, require supplemental statements or information from any responsible party, have discussions with any respondent to this RFQ to correct and/or clarify responses, and negotiate potential contract terms with the most highly qualified firm.

RFQ SUBMISSION REQUIREMENTS

Interested firms should submit eight (8) bound paper copies of their proposal by US Mail, FedEx, UPS or Hand Delivery no later than 12:00 PM on March 27, 2026 to Marilee Calhoun, Town Clerk/Registrar, Thompson Town Hall, 4052 NYS Route 42, Monticello, NY 12701. Please allow time for package delivery to be received by stated date and time. Statements received after will not be considered.

Questions and clarifications on any items related to this RFQ shall be directed in writing to Town of Thompson via email at Marilee Calhoun, Town Clerk/Registrar at marilee@thompsonny.gov.

**** Certified M/W/DBE are strongly encouraged to apply****

RESOLUTION TO ADVERTISE

Request for Qualifications (RFQ) for Construction Phase Engineering Services RFQ# _____ - Emerald Green Wastewater Treatment Plant Upgrades

WHEREAS, it is recommended that the Town Board resolve to authorize the Town Clerk to publish the legal notice for Request for Qualifications for professional services for design through construction during February 2026 with response due in March 2026 or as required to meet publication and funding agency requirements.

WHEREAS, it is necessary to solicit qualifications from interested persons and/or firms to ensure a fair and open competitive process, in accordance with all applicable state and local laws and procurement procedures;

WHEREAS, the Town of Thompson Town Board has determined that a Request for Qualifications is the appropriate method for procuring these services, and as required by NYS Funding Agency (e.g., NYSEFC) A/E Guidelines;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, County of Sullivan, and State of New York, that the Town Supervisor and Town Clerk are hereby authorized and directed to:

1. **Prepare and Issue the RFQ:** Prepare the Request for Qualifications document in a form approved by the General Counsel and Town board conforming to NYSEFC Guidelines.
2. **Advertise the RFQ:** Advertise notice of the availability of the RFQ on the Town's Website and in the Town's newspaper of record _____ and/or NYS Contract Reporter, specifying the deadline for submissions.
3. **Receive Submissions:** Receive qualification statements from potential vendors no later than the date and time specified in the RFQ document.
4. **Evaluate Submissions:** Authorize the Town Board review of submitted qualifications and provide recommendations for the award of a contract, as per the procurement policy.

BE IT FURTHER RESOLVED, that the qualification criteria on file in the Office of the Town of Clerk shall be utilized in making said appointments and/or selections.

RESOLUTION TO ADVERTISE

Board Member	Yes	No	Abstain	Absent
Scott Mace, Supervisor	—	—	—	—
Melinda Meddaugh, Board Member	—	—	—	—
Richard Benjamin, Board Member	—	—	—	—
Ryan Schock, Board Member	—	—	—	—
John Pavese, Board Member	—	—	—	—

Adopted by the Town Board of the Town of Thompson on this **Tuesday, March 3, 2026.**

ATTEST:

Marilee Calhoun, Town Clerk/Registrar

Scott Mace, Town Supervisor

SAMPLE RESOLUTION FOR AWARDING EFC-FUNDED A/E CONTRACTS

WHEREAS, effective October 1, 2021, municipalities who have been awarded financing from the NYS Environmental Facilities Corporation (NYSEFC) for architectural and engineering (A/E) services related to certain infrastructure improvement projects, must procure those services through a competitive qualifications-based review process;

WHEREAS the Town of Thompson issued a Request for Qualifications (RFQ) on February 24, 2026 for engineering/professional services for construction services in connection with the Town of Thompson Emerald Green Wastewater Treatment Plant (WWTP) Upgrades, and said RFQ was publicly noticed and advertised;

WHEREAS all responses received were evaluated and ranked based on established, publicly available criteria identified in the RFQ; and

NOW THEREFORE BE IT RESOLVED that the Town of Thompson has determined through the RFQ process that name of firm is the most highly qualified firm to provide the required services, and will enter into contract negotiations with said firm; and

BE IT FURTHER RESOLVED that Scott Mace, Town Supervisor is authorized to execute the Professional Services Agreement with name of firm, which appended thereto are mandatory Terms and Conditions that must be incorporated verbatim into any contracts receiving financial assistance from NYSEFC.

Motion offered by: _____

Motion seconded by: _____

Vote as follows:

_____ For

_____ Against

_____ Absent

Certified by: _____ on : _____ fill in date

Town Clerk

DEVELOPER'S AGREEMENT – FRASER RESORT PROJECT

THIS DEVELOPER'S AGREEMENT (the "Agreement") is made and entered into this ___ day of August, 2025, between **YJ ESTATES, LLC, a New York limited liability company**, having an address at 9 Butterman Place, Monsey, New York 10952 (the "Company"), and the Town of Thompson, a municipal corporation of the State of New York, Town of Thompson Town Hall, 4052 Route 42, Monticello, New York 12701 (the "Town") (collectively known as the "Parties").

WITNESSETH

WHEREAS, the Town Planning Board has heretofore adopted a resolution granting a Special Use Permit and Site Plan Approval for the Fraser Resort cluster residential housing project consisting of 59 single family homes located at Town of Thompson Tax Map No. 9.-1-8.2 (the "Project") which is owned by the Company; and

WHEREAS, consistent with Section 250-52.1 of the Town of Thompson Town Code, infrastructure inspection fees are required to be paid to the Town as part of its authorization to proceed with construction activities; and

WHEREAS, in order to determine the inspection fee amount, the Company shall provide the Town with an Engineer's Estimate for the infrastructure work for the entire project, and after it is approved by the Town, such schedule shall be annexed hereto and made a part hereof; and

WHEREAS, the Company shall establish a performance bond and a restoration bond in the amount and format that is acceptable to the Town Engineer and Town Attorney.

NOW, THEREFORE, in consideration of the recitals, the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. In furtherance of the aforementioned, the Town acknowledges receipt of \$242,074.75, from the Company. This sum represents the 4% Site Inspection Fee for the Project, as reviewed and approved by the Town Engineer.

2. The Park and Recreation Fees, has been established by the Planning Board (based upon 59 homes), in the amount of \$1,250.00 for each home, which shall be paid prior to the issuing of any building permits except for site work.

3. The Town acknowledges receipt of \$680,000 from the Company. This sum represents the agreed upon restoration bond amount for the Project; a performance bond, which has been set by the Town Engineer at \$6,051,868.90, shall be issued to the Town prior to the Planning Board chair signing of the site plan.

4. Once the Town receives the Infrastructure Inspection Fee, as well as all other fees to Town consultants being paid, to date, and the restoration bond, the Company may begin construction of only initial infrastructure work prior to signing of the site plan. Once the NYSDOH approves the water system, the water mains installation may begin, and once the NYSDEC approves the sewer main extension, the sewer installation may begin.

5. The Planning Board has issued Final Conditional Approval on the application. Thus, no maps shall be signed and no building permits shall be issued unless and until all fees are paid, all Town Consultant comments have been addressed, the applicant has received all applicable regulatory agency approvals and all additional bonds or securities have been provided to the Town. At such time as all of such bonds or securities have been provided, the restoration bond shall be refunded to the Company.

6. The Town agrees to use the Site Inspection Fees for the Town's expenses associated with the cost of certain professional engineering, legal, and other professional services (the "Town's Consultants") and the administration and site inspection consistent with Section 250-52.1 of the Town of Thompson Town Code. To the extent possible, the Town shall maintain invoices from the Town's Consultants reasonably sufficient to demonstrate that all expenses and costs of such Town's Consultants were associated with the Town's review and administration of the Project. In the event the Company decides not to pursue the Project, the parties agree to negotiate in good faith to develop a reasonable estimate of the unused Site Inspection Fees. After a mutually agreeable estimation of the unused Site Inspection Fees has been agreed upon by the Parties, and after all of the Town's Consultants invoices have been paid, the Town shall promptly refund any unused portions of the Site Inspection Fees to the Company.

7. This Agreement may be executed in multiple counterpart signature pages original, facsimile, or scanned electronic version, which taken together shall constitute a single document.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed and its seal to be affixed thereto as of the day and year first above written.

YJ Estates LLC

By: _____
NAME: Yehuda Fisch, Managing Member

TOWN OF THOMPSON

NAME: SCOTT S. MACE,
TOWN SUPERVISOR

TOWN OF THOMPSON
SRF Project No.: C3-5378-07-01
SUPPLEMENTAL CERTIFICATE
amending and supplementing the hereinafter defined Closing Certificate

Dated as of the 3rd day of MARCH, 2026

I, the undersigned Chief Fiscal Officer of the Town of Thompson (the "Recipient") (as that term is defined in EXHIBIT E of the Project Finance Agreement), hereby certify and agree as follows:

1. This Supplemental Certificate is being delivered pursuant to the Project Finance Agreement (the "Project Finance Agreement") dated as of October 3, 2024 between the New York State Environmental Facilities Corporation (the "Corporation") and the Recipient and the Closing Certificate dated as of October 3, 2024 and delivered by the Recipient (the "Closing Certificate"). In accordance with the Project Finance Agreement and the Closing Certificate, the Closing Certificate is hereby supplemented. All capitalized terms used but not defined herein shall have the respective meanings set forth in the Project Finance Agreement.

2. The certifications made in paragraphs 2, 3, 7 and 8 of the Closing Certificate are confirmed and remade as of this date.

3. The Corporation is hereby requested to fund a Disbursement under the Financing in the amount of \$ 328,696⁰⁰ for Project Costs. Upon the making of a disbursement under the Recipient Financing Instrument, the Corporation is authorized to record all or a portion of such Disbursement on the grid attached thereto. The Corporation, in its sole discretion, may allocate all or a portion of each Disbursement to the Grant or the Maximum Principal Sum of the Recipient Financing Instruments, and may allocate any amounts drawn under this Financing among the Project Costs.

4. The above Project Costs have not been paid with the proceeds of any Third-Party Funding, except as specifically described herein: _____

In the event that the Recipient intends to submit, or has submitted, to a Third-Party Funding Entity the Project Costs requested herein, the Recipient represents that all conditions precedent to such reimbursement required to have been performed as of the date hereof have been so performed. The Recipient shall perform all conditions required to be fulfilled subsequent to the date hereof in connection with such reimbursement.

5. The Recipient determined that such Project Costs are reasonable, necessary, and allocable to the Financed Project under generally accepted governmental accounting standards.

6. This is Disbursement number 2 requested under the Financing and this Disbursement, if disbursed, together with the prior Disbursements requested, will not exceed the Maximum Amount.

7. The making of the Disbursement will not result in a Disbursement by the Recipient that will violate any State Constitutional, statutory or judicial limitation on the issuance of debt by the Recipient.

8. The Recipient hereby represents and warrants that it is not in default under the Project Finance Agreement, that no event has occurred which, with the passage of time or the giving of notice or both, would become a default thereunder, that it has performed all of the covenants and agreements that it is required to perform under the Project Finance Agreement, that the making of the Disbursement requested by this Certificate has been duly authorized by the Recipient, and that no change in circumstances has occurred, or will occur upon the making of the Disbursement hereby requested, which would preclude continued reliance upon the opinion of bond counsel to the Recipient rendered in connection with the Financing.

9. All amounts requested for Disbursement hereunder are for eligible Project Costs which have not been included in any previous Disbursement.

10. **(If requesting payment for costs of construction):**

(a) As of the date hereof, the Recipient holds, and will retain, a legal and valid fee simple title or other estate or interest in the site(s) of the Project, including all necessary easements and/or rights-of-way, as are or will be necessary for the Recipient's continued undisturbed use and possession of the site(s) of the Project during the construction, operation and maintenance of the Project.

(b) The Recipient obtained all licenses, permits or other approvals required as of the date hereof to undertake the Project.

(c) The Disbursement requested does not include any costs of construction (other than costs of planning and design) associated with plans and specifications which have not been accepted by Agency or the Corporation.

(d) The Disbursement requested does not include any costs for change orders which have not been accepted by the Agency or Corporation.

(e) The Recipient has complied with all applicable additional conditions to disbursement contained in Section 4.05 of the Project Finance Agreement.

11. **(If requesting payment for costs associated with professional services agreement):**

(a) The Disbursement requested does not include any costs incurred pursuant to any professional services agreements which have not been furnished to the Corporation.

(b) The Disbursement requested does not include any costs incurred pursuant to any professional services agreement pertaining to inspection and engineering services during construction of the Project which has not been accepted by the Agency or Corporation.

12. **(If requesting payment for costs associated with technical force account work):** The Disbursement requested does not include any costs of construction (other than costs of planning and design) associated with the technical force account proposal which has not been accepted by the Agency or Corporation.

13. **(If requesting payment for costs for equipment):** The Disbursement requested does not include any costs for equipment which have not been accepted by Agency or the Corporation.

14. The amount requested does not include any project costs associated with a Utilization Plan, EEO policy statement, or staffing plan as applicable, which has not been accepted by the Corporation.

15. The undersigned is duly authorized to execute and deliver this Supplemental Certificate on behalf of the Recipient.

16. The Recipient hereby represents and warrants that it is not a debarred or suspended party under 2 CFR Part 180 and 2 CFR 1532. Further, the Recipient has not made any award, contract or agreement for purchases of goods or services with any debarred or suspended party under 2 CFR Part 180 and 2 CFR 1532 or with any party that has been determined to be ineligible to bid under Section 316 of the Executive Law.

17. The Recipient hereby represents and warrants that it is has obtained a certification in the form of EXHIBIT N to the Project Finance Agreement from each contractor and subcontractor which has a contract financed hereunder which exceeds \$100,000 and that the Recipient has submitted to the Corporation each such contractor and subcontractor certification as required under 40 CFR Part 34.

18. If Davis-Bacon applies, the Recipient certifies, based on the payroll copies received to date, that this project is in compliance with the requirements of 29 CFR § 5.5(a)(1).

19. If an Arbitrage and Use of Proceeds Certificate is requested as part of this Financing, Recipient is in full compliance with such Arbitrage and Use of Proceeds Certificate and certifies that the representations, warranties and covenants contained in such Arbitrage and Use of Proceeds Certificate remain true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand as of the date first set forth above.

TOWN OF THOMPSON

By: _____

Name: _____

Title: _____

SRF Project No.: C3-5378-07-01

Cost Summary
Thompson T, C3-5378-07-01

Request No. 2

Contractor Name / Cost Description	Contract Date	Contract Amt	Eligible Amt	Disbursed To Date	Project Cost To Date	Elig. Contract Amt. Remaining	Costs Requested
< To Be Determined >		\$10,944,715.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Construction Contract No. 1	Estimate	\$1,458,406.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Construction Contract No. 2	Estimate	\$9,486,309.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Delaware Engineering, D.P.C. (.)		\$933,737.00	\$0.00	\$0.00	\$0.00	\$0.00	compliance restricted
Engineering Engineering Services During Construction	Estimate	\$933,737.00	\$0.00	\$0.00	\$0.00	\$0.00	
Delaware Engineering, D.P.C. (*)	05/09/2024	\$606,240.00	\$606,240.00	\$194,830.85	\$194,830.85	\$411,409.15	328,696.00
Engineering Engineering Services	Not to Exceed	\$606,240.00	\$606,240.00	\$194,830.85	\$194,830.85	\$411,409.15	
Norton Rose Fulbright US LLP (*)		\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Bond Counsel Bond Counsel	Estimate	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Michael Mednick (.)		\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Local Counsel Local Counsel	Estimate	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	

Cost Summary
Thompson T, C3-5378-07-01

Request No. 2

Contractor Name / Cost Description	Contract Date	Contract Amt	Eligible Amt	Disbursed To Date	Project Cost To Date	Elig. Contract Amt. Remaining	Costs Requested
Contingency	06/24/2024	\$3,338,926.00	\$0.00	\$0.00	\$0.00	\$0.00	
Contingency	Estimate	\$3,338,926.00	\$0.00	\$0.00	\$0.00	\$0.00	(not releaseable)
New contracts (include copy of contract with request)							
PROJECT TOTALS FOR C3-5378-07-01:		\$15,863,618.00	\$606,240.00	\$194,830.85	\$194,830.85		

LESS OFFSETS:
 TOTAL NET REQUESTED FOR THIS DISBURSEME 308,696.00

Summary of SRF Funding for C3-5378-07-01 (all financings)	
Total Amount Financed by SRF:	\$ 5,754,479.00
Total Grant:	10,109,139.00
Total Project Costs Disbursed to Date:	194,830.85
PLUS: Cost of Issuance Disbursed:	0.00
Total SRF Funds Disbursed To Date:	\$ 194,830.85

Summary of SRF Funding for C3-5378-07-01 (current financing only)	
SRF Financing Amount:	\$ 5,754,479.00
Grant Amount:	10,109,139.00
Disbursed To Date:	194,830.85
Available Balance:	\$ 15,668,787.15
Restricted Funding Available:	12,276,679.00

TABLED A-5

Melissa DeMarmels (Comptroller Town of Thompson)

From: Melissa DeMarmels (Comptroller Town of Thompson) <comptroller@thompsonny.gov> - LAMSLAPMB
Sent: Thursday, January 29, 2026 12:18 PM
To: Scott Mace
Cc: 'Marilee (Town of Thompson)'; 'Kelly Murrin'; 'Jim Carnell (Town of Thompson)'; 'Michael B. Mednick ESQ'; 'Teresa Giordano (Town of Thompson)'
Subject: BBIS Auto Auction - Return of Inspection fees

Scott,

SITE

In 2023 BBIS Auto Auction deposited funds with the Town for inspection fees on Phase 2 and Phase 3 of their planned construction.

The amounts were based on 4% of construction costs with 3% for MHE and 1% for the Town.

Long story short, they have decided not to go forward with Phase 3 of the project, but Phase 2 ended up costing more than estimated.

As this is also out of the norm, we need Town Board approval to give back the Phase 3 fees less the overrun on Phase 2, totaling \$24,684.88, calculated as follows:

Phase 2 Cost Estimate \$27,562.43
Phase 2 Actual Cost - \$36,890.61
Phase 2 Overage (\$9,328.18)

Phase 3 Cost Estimate \$34,013.06
Phase 2 Overage - \$9,328.18
Phase 3 to be refunded \$24,684.88

Per our customary procedure, the Town % was already transferred out of the inspection fee escrow to Town revenue in 2023.

Consequently, this refund will require \$8,503.27 be restored back to the B fund escrow account from A fund.

* If possible, please include the inspection fee refund of \$24,684.88 to BBIS on the Town Board agenda for approval next week.

Thank you,

Melissa DeMarmels
Comptroller
Town of Thompson
4052 Route 42
Monticello, NY 12701
Phone: 845-794-2500 Ext. 307
Fax: 845-794-8600

~~DATE~~ APPLICANT WANTED
IT SENT TO SOMEONE
ELSE.
NEED DOCUMENTATION



The Town of Thompson is an equal opportunity provider and employer.

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513-2789 US
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

CHRIS FRANKE
 Mullally Tractor Sales, Inc.
 4510 State Route 52 Jeffersonville, NY 12748

Prepared For

TOWN OF THOMPSON TOWN PARK
 179 TOWN PARK RD
 MONTICELLO, NY 127013131
 (845) 796-3606

Prepared By

CHRIS FRANKE
 Mullally Tractor Sales, Inc.
 4510 State Route 52
 Jeffersonville, NY 12748
 FRANKECJ190@YAHOO.COM

Quote Id 1612932

Creation Date 11-Feb-2026

Expiration Date 13-Mar-2026

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
New 2026 John Deere GATOR™ XUV 845M (Model Year 2026) 8814M Contract: Sourcwell Grounds Maint 112624-DAC (PG NB CG 70)	\$26,214.28	\$22,742.42	1	\$22,742.42
Z997M DIESEL NA Contract: Sourcwell Grounds Maint 112624-DAC (PG NB CG 70) Price Effective Date: 10-Feb-2026	\$33,749.00	\$25,986.73	1	\$25,986.73
Equipment Total				\$48,729.15

Quote Summary

Total Selling Price	\$48,729.15
Sub-total	\$48,729.15
Balance Due	\$48,729.15

Salesperson : X _____

Accepted By : X _____

Marilee Calhoun (Town of Thompson)

From: Steve <slguts@aol.com>
Sent: Wednesday, February 18, 2026 11:18 AM
To: Town of Thompson NY; supervisor@thompsonny.gov; kschaef@thompsonny.gov; jweyer@thompsonny.gov; mmeddaugh@thompsonny.gov; rschock@thompsonny.gov; jpavese@thompsonny.gov
Subject: Fw: RH FIRE DIST. RESOLUTION letter of SUPPORT
Attachments: doc00090820260218095811.pdf

Town of Thompson Town Board,

I am attaching a letter asking for a resolution of your support to help the Rock Hill Fire District in it's quest to secure NY State and federal funding to help us build a new fire station. We are applying for the NY State V-Fire grant for \$1 million, and funding from Assembly Person Paula Kay, Congressman Riley, Senator Schumer and Gillibrand. We are also seeking grants to fund some of the equipment needed in the new station. We have hired 4 grant writers to assist us with this complicated project. We are exploring all avenues of funding this project without having to have a tax increase. We have down sized the original building design along with other items. The building is still being designed and engineered at this time, and we hope to show the public the designs and estimated costs in the next few months. Any support you can give us in securing funds and in the permit process will be greatly appreciated. Again we hope to have more information and plans coming soon. We have been working on this for over 20 years and there is finally a light at the end of the tunnel.

Feel free to contact me at any time.

Yours Truly,

Steven Gottlieb

Chairman of the Rock hill Fire District Commissioners

914-866-4300

ROCK HILL FIRE DISTRICT
Rock Hill Volunteer Fire Department
PO Box 52
Rock Hill, NY 12775
914-866-4300
Debbie Mitchell, Secretary
Darren Mitchell, Treasurer



Board of Fire Commissioners
Steven Gottlieb, Chairman
Gerald D'Agostino, Co-Chairman
Gary Smith
Ronald Lindholm
Raymond Benson

Date: January 23, 2026

Request for Town Board Resolution of Support – Replacement Fire Station / Essential Facility Category IV Hardened Structure

Dear Supervisor Mace and Members of the Town Board,

2/18/26

On behalf of the Rock Hill Volunteer Fire Department and the Rock Hill Fire District, I respectfully submit this formal request for the **Town of Thompson Town Board to adopt a Resolution of Support** for the construction of **a new fire station to replace the existing Rock Hill Fire Station**, to be designed and constructed as an **Essential Facility – Category IV hardened structure**.

The Rock Hill Volunteer Fire Department provides critical emergency services to residents, visitors, and businesses within the Town of Thompson and surrounding areas. The current fire station, while having served the community for many years, no longer meets the operational, safety, and resiliency standards required to effectively respond to modern emergency demands, severe weather events, and large-scale or catastrophic incidents.

A new **Category IV hardened structure**, as defined by applicable building and emergency management standards, would ensure that the Rock Hill Fire Department remains fully operational during and after major emergencies. Such a facility would be designed to withstand extreme weather events, extended power outages, and other hazards, allowing it to function as a reliable base of operations for emergency response and coordination when it is needed most.

In addition to enhancing firefighter safety and operational efficiency, the proposed replacement fire station would serve as a critical asset to the Town of Thompson by strengthening emergency preparedness, improving response times, and supporting broader public safety and disaster resilience goals. This project is essential not only for the Fire District, but for the overall well-being and safety of the community we proudly serve.


A formal **Resolution of Support** from the Town of Thompson Town Board would demonstrate the Town's recognition of the importance of this project and would significantly assist the Fire District in pursuing planning efforts, intergovernmental coordination, and potential funding opportunities related to the construction of this essential facility.

We appreciate the Town Board's continued partnership and support of the Rock Hill Volunteer Fire Department. I would welcome the opportunity to appear before the Board or provide any additional information needed to assist in your consideration of this request.

Thank you for your time, leadership, and commitment to public safety.

Respectfully submitted,
Steven Gottlieb

Chairman, Rock Hill Fire District
On behalf of the Rock Hill Volunteer Fire Department


Thank you

This is for NY State
V-Fire grant for \$1 million
& Senators & Congressman
for their 2027 Congressionally
Directed Spending.

Scott Mace (Town of Thompson Supervisor)

From: Vicky Krauss <vickykrauss@yahoo.com>
Sent: Thursday, February 26, 2026 6:57 PM
To: Supervisor
Subject: Catskill Region AACA Car Show

Good Morning, I am Vicky Krauss, the president of the Catskill Region Antique Automobile Club(our local club). For about 60 years the club has hosted a car show in the Town of Thompson. This year our show will be May 31st at the Rock Hill Fire Department. In past years the Town of Thompson has been a loyal sponsor paying for the printing of the posters and flyers and postage(about \$500) Our club is asking for your support again this year. The Town and supervisors name will be listed on the poster and flyers. Thank you for your attention.

Vicky Krauss 845-932-

8923 vickykrauss@yahoo.com

WORKSITE AGREEMENT

THIS AGREEMENT, made the ___ day of _____, 20___, by and between the SULLIVAN COUNTY CENTER FOR WORKFORCE DEVELOPMENT, having its offices at 50 North Street, Monticello, New York 12701, hereinafter referred to as SCCWD, and Town of Thompson.
(Name and Address of Sponsor)

hereinafter designated the "sponsor."

WHEREAS, SCCWD through an MOU with the Sullivan County Department of Social Services is responsible for developing and identifying worksites to ensure that there are sufficient county agencies and not-for-profits and other available arrangements for customer participation in work experiences. The Sullivan County Department of Social Services is charged with receiving and administering federal Temporary Assistance for Needy Families (TANF) funds, state Safety Net Assistance funds and Supplemental Nutrition Assistance Program (SNAP) Employment and Training (SNAP E&T) funds to be used for work activities in accordance with State Social Services Law and its implementing regulations. TANF activities must be in accordance with the state plan filed with the U.S. Department of Health and Human Services under Title IV-A of the Social Security Act. The social services district may use federal and state funds for work activities as authorized under the TANF Program, the state-administered Safety Net Assistance Program, and the SNAP E&T program to provide for the establishment of work experience projects, including any work experience that is part of a community service program, for persons in receipt of TANF, Safety Net Assistance and/or SNAP benefits. Such projects may include the performance of work experience activities in the public sector or non-profit sector, including activities associated with refurbishing publicly assisted housing. Work experience projects also may include the operation of an activity of a governmental unit, a non-profit agency, or an institution, pursuant to an agreement with the social services district in accordance with state regulations; and

WHEREAS, the sponsor is a state or federal government institution, a municipality, a public agency, or a public or private nonprofit entity desiring to provide work experience activities for recipients of TANF, Safety Net Assistance, and/or SNAP benefits under an agreement complying with such provision of law and regulations.

NOW, THEREFORE, it is agreed as follows:

NYS Office of Temporary and Disability Assistance- TA and SNAP Employment Policy Manual
Appendix A- Page 3 Rev. 3/2022

1) The SCCWD shall assign to the sponsor recipients of TANF, Safety Net Assistance, and/or SNAP benefits (hereinafter called "participants") to whom the sponsor shall assign work experience activities in accordance with the provisions of this Agreement and applicable law and regulations.

2) Work experience activities shall be performed at the sponsor's office or at such other worksite locations as shall be mutually agreed upon between the SCCWD and the sponsor. The work experience assignment, however, must serve a useful public purpose in fields such as

WORKSITE AGREEMENT

health, social services, environmental protection, education, urban and rural development and re-development, welfare, recreation, operation of public facilities, public safety, or child day care.

3) The assignment of a participant to a work experience activity must not result in: a) the displacement of any currently employed employee or loss of job or position, including partial displacement such as a reduction in the hours of non-overtime work, wages or employment benefits, or result in the impairment of existing contracts for services or collective bargaining agreements; b) the assignment of a participant to a work experience activity when an employee is on layoff from the same or any equivalent position, or the employer has terminated the employment of any regular employee or otherwise has reduced its workforce with the effect of filling the resultant functional vacancy with such participant; c) any infringement of the promotional opportunities of the sponsor's employees; d) the performance, by such participant, of a substantial portion of the work ordinarily and actually performed by regular employees; or e) the loss of a bargaining unit position as a result of the work experience participant performing, in part or in whole, the work normally performed by the employee in such position.

4) Work experience assignments shall not be made at any worksite at which the regular employees are on a legal strike against the employer or are being subjected to a lock out by the employer.

5) No participant shall be assigned to a work experience activity that conflicts with their bona fide religious beliefs.

6) The SCCWD will advise the sponsor as to the number of mandatory hours for which each participant must participate in work experience activities each month. A participant may be assigned to work experience activities for a maximum number of hours calculated by dividing their public assistance grant and allotment of SNAP benefits, if applicable, by the state or federal minimum wage, whichever is higher. The limitation of the number of hours of work experience activities to which a participant may be assigned is only a calculation of allowable hours in work experience activity. In no event may a participant be required to work more than forty hours in any week.

7) The SCCWD will advise the sponsor as to any limitations a participant may have with regard to the nature of work experience activities in which they may participate; participants will be required to perform only those activities that are within their capabilities.

8) The sponsor will maintain and provide to the SCCWD time records with respect to each participant, and shall ensure that such time records are adequate to meet the needs of the SCCWD. Such time records will include the sponsor's name and address, the participant's name, the hours during which the participant participated in NYS Office of Temporary and Disability Assistance- TA and SNAP Employment Policy Manual Appendix A- Page 4 Rev. 3/2022 work experience activities, and the period covered by the report. The sponsor will notify the SCCWD if a participant refuses and/or fails to perform assigned work experience activities.

9) The sponsor warrants that it will not discriminate on the grounds of age, race, color, religion, sex, national origin, or mental or physical disability.

WORKSITE AGREEMENT

- 10) Participants shall not be required to travel an unreasonable distance from their homes (generally a round trip lasting more than two hours) or to remain away from their homes overnight for the purpose of participating in work experience activities.
- 11) The sponsor shall provide for each participant workers' compensation or equivalent protection for on-the-job injuries and tort claims protection on the same basis, although not necessarily at the same benefit level, as such protections are provided to the sponsor's employees in the same or similar positions.
- 12) The sponsor shall promptly notify the SCCWD of a participant's absence (whether for illness or otherwise), except when such absence is on a pre-planned basis approved by the SCCWD. Such notification shall include prompt telephone notice to the SCCWD followed by written confirmation if requested. Additionally, the sponsor shall report to the SCCWD any injury to or illness of any participant. The sponsor will be required to complete participant evaluations.
- 13) The sponsor shall provide adequate supervision to the participant. The sponsor will review the performance and attitude of all participants with a representative of the SCCWD at regular and mutually convenient intervals.
- 14) The sponsor will establish and maintain appropriate standards of health, safety, and other work conditions to ensure that participants are adequately protected against hazards or activities that may affect adversely their health or safety. Such standards shall meet or exceed those required by public employee safety and health standards as established in New York State Labor Law § 27-a.
- 15) The SCCWD will get approval from the SCDSS for cost of transportation, provide necessary allowance for child care and provide other supportive services as may be required by participants.
- 16) The sponsor shall provide any special clothing, specific tools or equipment that may be required for the participants to perform work experience activities.
- 17) Participants may be required to operate a motor vehicle in the course of executing work experience activities. If so, the sponsor shall provide the motor vehicle, and also shall provide adequate liability insurance for such motor vehicle which shall cover the participant who may be operating the vehicle. Only properly licensed participants may be assigned such work experience activities.
- 18) The sponsor may terminate the work experience activities of any participant, provided that the sponsor shall promptly furnish the SCCWD with a written evaluation of the participant's performance and the reason for the termination.
- 19) The sponsor may offer full-time paid employment to any participant, provided the sponsor furnishes to the SCCWD written notice of such offer and the participant's acceptance or rejection thereof, including details as to the job description, wages and date of employment.

WORKSITE AGREEMENT

NYS Office of Temporary and Disability Assistance- TA and SNAP Employment Policy Manual
Appendix A- Page 5 Rev. 3/2022

20) The sponsor agrees to indemnify and save harmless the State of New York and the County of Sullivan, their officers, employees and agents from and against all liability, loss or damage they may suffer as a result of any claims, demands, costs, judgments or damage to state or county property in the care, custody or control of the sponsor arising directly or indirectly out of this Agreement, including losses arising out of the negligent acts or omissions of the sponsor. The sponsor further agrees to provide defense for and defend any claims or causes of action of any kind or character directly or indirectly arising out of this Agreement at its sole expense and agrees to bear all other cost and expenses relating thereto. The foregoing provisions shall not be construed to cause the sponsor to indemnify the state and the County, their officers, agents or employees from its or their sole negligence. The sponsor affirms that it will comply in the performance of the Agreement with all applicable provisions of the Labor Law, Workers' Compensation Law, State Employment Insurance Law, State General Obligations Law, federal Social Security Law and any and all rules and regulations promulgated by the U.S. Department of Labor, the U.S. Department of Health and Human Services, the Commissioner of Labor of the State of New York, and any other applicable laws, rules and regulations.

21) This Agreement shall take effect as of _____, _____ and may be terminated at any time by either party upon thirty (30) days written notice by registered or certified mail, return receipt requested.

22) This agreement shall not be modified except by a further written agreement signed by both parties.

CORPORATE COMPLIANCE: Contractor warrants that all services provided pursuant to this agreement will conform and comply with all applicable provisions of governing laws, ordinances, rules and regulations. Contractor further warrants that it shall comply with all applicable laws and regulations in the performance of its duties and obligations hereunder. Contractor acknowledges receipt of the County Corporate Compliance Code of Conduct, Whistleblower's Policy and False Claims Act incorporated herein – (*ctrl + click to open the link*).

- a. Code of Conduct
<https://www.sullivanyny.us/sites/default/files/departments/Compliance/SullivanNYCodeofConduct.pdf>
- b. Whistleblower's Policy
<https://www.sullivanyny.us/sites/default/files/departments/Compliance/SullivanNYWhistleblowerPolicy.pdf>
- c. False Claims Act
<https://www.sullivanyny.us/sites/default/files/departments/Compliance/SullivanNYCorporateComplianceFalseClaimsAct.pdf>
- d. Sullivan County Corporate Compliance Training
<https://sullivanyny.us/Departments/Compliance>

WORKSITE AGREEMENT

Contractor agrees to abide by the terms of the Corporate Compliance Plan and False Claims Act when delivering services under this Contract and shall ensure that each individual that provides such services under this contract is provided with a copy of, or given access to, the Corporate Compliance Plan and False Claims Act Policy.

Contractor assures the County that it has read the Code of Conduct, Whistleblower's Policy and False Claims Act and shall comply with all of the requirements contained therein. In addition, Contractor shall obtain and maintain in full force and effect during the term of this Agreement all licenses, permits, certificates and accreditations as may be required by law or regulation, if any. All actual and suspected reports of noncompliance shall go through the following reporting mechanisms.

To report a suspected issue of waste, fraud, or abuse:

- Call the toll-free, Confidential Compliance Hotline at 1-833-955-1559 (Available 24/7/365).
- Submit a written report to either of the following officials:

Michelle Huck, Acting Deputy County Manager &
Corporate Compliance Officer
100 North Street
Monticello, NY 12701
(845) 807-0450
Michelle.Huck@sullivanyny.gov

Julie Diescher, Commissioner of Human Resources
100 North Street
Monticello, NY 12701 (845) 807-0485
Julie.Diescher@sullivanyny.gov

Individuals who submit a compliance report will be contacted within two business days. The County will thoroughly and thoughtfully investigate in a timely and appropriate manner compliance issues. Prompt response and corrective action for the detected problem as appropriate are expected.

The County will not employ methods to identify anonymous reporters and will protect the identity of the reporter to the extent allowed by law.

Written reports should include information to enable the appropriate County official to contact the source of the report for additional information and provide a brief statement outlining their concerns, which may be of assistance in investigating any incident reported.

EXCLUSION SCREENING: Sullivan County is committed to maintaining high quality care and service as well as integrity in its financial and business operations. Therefore, the County will conduct appropriate screening of providers, employees, independent contractors, vendors, and agents to ensure and verify that they have not been sanctioned/excluded by Federal or State law enforcement and /or regulatory or licensing contractors.

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WORKSITE AGREEMENT

Sullivan County will also verify that entities and businesses that provide and/or perform services for the County have not been the subject of adverse governmental actions and/or excluded from the Federal healthcare programs.

Contractors will conduct appropriate screening of their employees to ensure and verify that they have not been sanctioned/excluded by Federal or State law enforcement and/or regulatory or licensing contractors. If, during the term of this contract, the contractor or its employees are excluded from participation in a federal healthcare program or the New York Medicaid program, or is excluded from eligibility to provide services under the Social Security Act or the New York Medicaid program on a reimbursable basis, under the authorities stated above, the Contractor shall immediately notify the County and this contract shall be immediately terminated.

If this contract is funded through the New York State Medicaid program, the following applies:

The Contractor represents that:

- (1) The United States Secretary of Health and Human Services has not excluded the contractor from participation in a federal healthcare program (including the Medicaid program) under 42 U.S.C. §§1320c-5;
- (2) The Secretary of Health and Human Services has not directed the New York State Department of Health or any other New York State government agency to exclude the contractor or its employees from participation in a federal healthcare program (including the Medicaid program) under 42 U.S.C. §§1320a-7(d) or 1320a-7a(a);
- (3) The New York State Medicaid Inspector General has not excluded the contractor from participation in the New York Medicaid program under 18 NYCRR Part 515; and
- (4) No federal or State agency has otherwise excluded the contractor or its employees from participation in the New York Medicaid program or excluded the contractor or its employees from eligibility to provide services under the Social Security Act or the New York Medicaid program on a reimbursable basis.

EQUAL EMPLOYMENT OPPORTUNITY POLICY STATEMENT

The County of Sullivan will take positive action to ensure equal employment opportunity without regard to age, race, religion, creed, color, national origin, sex, disability, marital status, and other non-merit factors in compliance with state and federal law.

The activities encompassed by the Affirmative Action Plan include advertising, recruiting, interviewing, testing, training, transfers,

WORKSITE AGREEMENT

compensation, promotion, discipline, termination, employee benefits, supplier relations, access to programmatic benefits, and maintenance of Sullivan County facilities on a non-discriminatory basis.

Sullivan County will employ all necessary procedures to ensure that this employment policy continues to be fully supported and expects that all elected or appointed department heads, in all activities, undertake a personal commitment to assure themselves that the principles of equal employment opportunity are fully implemented in every action they take.

Contractor and subcontractor shall abide by all Federal, State and local laws pertaining to Equal Opportunities, including but not limited to *41 CFR 60-741.5* prohibiting discrimination against qualified individuals on the basis of disability and *41 CFR 60-300.5* prohibiting discrimination against qualified protected veterans.

If, during the term of this contract, the contractor or its employees are excluded from participation in a federal healthcare program or the New York Medicaid program, or is excluded from eligibility to provide services under the Social Security Act or the New York Medicaid program on a reimbursable basis, under the authorities stated above, the Contractor shall immediately notify the County and this contract shall be immediately terminated.

In witness thereof, the parties have executed this agreement on the dates noted below.

By: _____
Director of Sullivan County Center for Workforce Development

Date: _____

By: _____
Sponsor Organization

Date: _____

Rev. 5/2025

In New York, the authority for towns to post seasonal weight limits—often called "Frost Laws"—comes primarily from the **New York State Vehicle and Traffic Law (VTL), Section 1660**.

This law grants Town Boards the power to regulate traffic on town-owned roads to prevent damage to infrastructure.

The Specific Legal Authority

The most common citation for spring weight limits is **VTL § 1660(a)(11)**. This section specifically allows a Town Board to:

"Temporarily exclude from any portion of any town highway any vehicle with a gross weight of over four or more tons... when in its opinion such highway would be **materially injured** by the operation of such vehicle thereon."

How the Process Works

For these limits to be legally enforceable, towns must follow a specific procedure:

1. **Town Board Action:** The Town Board must pass a resolution or local law authorizing the restriction. While the Highway Superintendent usually makes the recommendation based on road conditions, they do not have the unilateral authority to set the limit themselves.
2. **Public Notice:** The town must publish a notice of the exclusion in a local newspaper within the county.
3. **Posting Signs:** Physical signs must be erected on the sections of the highway where the exclusion applies. The weight limit generally takes effect only once these signs are visible.
4. **Duration:** Because it is a "temporary" exclusion under subdivision 11, the signs are typically removed once the ground has settled and the "mud season" risk has passed.

Why It's Common in the Adirondacks

The Adirondack region is particularly susceptible to "spring thaw" damage. When the frost begins to melt, the top layer of the roadbed becomes saturated with water while the deeper ground remains frozen. This prevents drainage, leaving the road base soft and spongy. Heavy loads during this window can cause "alligator cracking," deep rutting, or complete structural failure of the pavement.

Key Exceptions

- **Local Deliveries:** Under NYS law, these weight exclusions typically cannot prevent the delivery or pickup of merchandise or property along the restricted roads. Many signs will explicitly say "**Except Local Delivery.**"
- **Emergency Vehicles:** Fire trucks, ambulances, and other emergency equipment are generally exempt.
- **Hardship Permits:** Town Boards have the authority to issue temporary permits for specific vehicles (like a fuel oil truck or a milk truck) if the exclusion creates a significant hardship.

FREE

A-13

EMERALD GREEN PROPERTY OWNERS ASSOCIATION

October 8, 2025

Town of Thompson
4052 Route 42
Monticello, NY 12701

INVOICE

1. Replacement of front gate and repair of mechanism damaged by Town of Thompson truck on August 26, 2025 -

Total: \$4,914.81

PO Box 65 • ROCK HILL, NEW YORK 12775

Copy

Faith Fencing LLC
14 Charles St
Pleasant Valley, NY 12569 US
8456823500
hudsonvalley@superiorfenceandrail.com
www.superiorfenceandrail.com

Statement

TO
Anthony Minieri Job #154054
139 old sackett rd
rock hill, NY 12775 US

STATEMENT NO. 1027
DATE 10/10/2025
TOTAL DUE \$0.00
ENCLOSED

DATE	DESCRIPTION	AMOUNT	BALANCE
09/09/2025	Balance Forward		0.00
09/17/2025	Payment #260898233021-J154054	-2,457.40	-2,457.40
09/30/2025	Invoice #1515: SOS Inventory Sales Order #1485	4,914.81	2,457.41
10/07/2025	Payment #780703042802	-2,457.41	0.00

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	0.00	0.00	0.00	0.00	\$0.00



Town of Thompson
Water & Sewer Department
Michael Messenger, Superintendent
Keith Rieber, Assistant Superintendent

Bills Over \$5,000.00

Venor: Busy Bee Septic + Excavating LLC

Description: waste water Hauling for Benmosche

Amount: \$5,175.00

Emergency Purchase



SEPTIC ♦ SEWER ♦ DRAINS
845-294-5771

Busy Bee Septic & Excavating LLC
PO Box 43
Campbell Hall, NY 10916
845-294-5771

Invoice 46986095
Invoice Date 9/30/2025
Completed Date 9/30/2025
Payment Term Due Upon Receipt
Due Date 9/30/2025

Billing Address
Town of Thompson
135 Benmosche Road
Monticello, NY 12701 USA

Job Address
Town of Thompson
135 Benmosche Road
Monticello, NY 12701 USA

Description of work

Arrived on site and completed six pump-outs. All waste was properly disposed of at the designated dumping area.

Service #	Description	Quantity
Truck Charge - Vacuum Truck	This is the rate for a truck to be on site while assisting in a job for wastewater hauling. This is billed per hour.	11.50
		Sub-Total \$5,175.00
		Tax \$0.00
		Total \$5,175.00
		Payment \$0.00
		Balance Due \$5,175.00

Thank you for giving us the opportunity to earn your business, we look forward to servicing you again in the future!
- The Busy Bee Team

I authorize Busy Bee Septic & Excavating LLC to perform the service as described. I am aware that Busy Bee is not to be held responsible for any potential driveway damage, landscaping, damage to low hanging wires or unforeseen circumstances. I agree to pay Busy Bee in full upon completion of the service. Please sign if you agree to the above and our Terms and Conditions

Date 9/29/2025

I acknowledge that Busy Bee Septic & Excavating LLC performed the work as described. I agree that the work was done to my satisfaction and that payment will be secured and not disputed. Please sign if you agree to these terms.



Town Supervisor
Scott Mace

Town Board Members
Deputy Supervisor Melinda Meddaugh
John Pavese
Ryan Schock
Richard Benjamin

A-13

February 24, 2026

Bills over \$5,000.00

We are requesting permission to pay MHE Engineering for engineering services for the design of the Harris Sewer District Replacement Project –Benmoche & Racetrack Pump Stations

MHE	Invoice #25514	\$10,000.00
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APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.

APPROVED

By Michael Messenger at 11:28 am, Feb 24, 2026



Town of Thompson
4052 ROUTE 42
THOMPSON, NY 12701-3221

Invoice number 25514
Date 01/28/2026

Project **20-703.10 Harris SD PS Replacement-
Pump Stations Ben Moche & Racetrack**

For Professional Services Through December, 31, 2025

Description	Contract Amount	Prior Billed	Current Billed
Preliminary Design	119,000.00	41,900.00	10,000.00
Final Design	204,000.00	0.00	0.00
Bidding Phase	17,000.00	0.00	0.00
Construction Administration	160,000.00	0.00	0.00
Total	500,000.00	41,900.00	10,000.00

Invoice total **10,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25514	01/28/2026	10,000.00	10,000.00				
	Total	10,000.00	10,000.00	0.00	0.00	0.00	0.00

Payment is expected within 30 days of the date of the invoice.

Past due accounts will be subject to a 1.50% finance charge per month.

Please remit payment to:
MHE Engineering, DPC
33 Airport Center Drive Suite 202
New Windsor, NY 12553



Town Supervisor
Scott Mace

A-13
Town Board Members
Deputy Supervisor Melinda Meddaugh
John Pavese
Ryan Schock
Richard Benjamin

February 24, 2026

Bills over \$5,000.00

We are requesting permission to pay Delaware Engineering for engineering services through January 2026 on the Emerald Green WWTP Phase 2 Plant Upgrades project

Delaware Engineering

Invoice #24-3143-11

\$49,950.00

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.



Delaware Engineering, D.P.C.
 28 Madison Ave. Ext.
 Albany, NY 12203
 (518) 452-1290



APPROVED

MW *ef/3/26*

Town of Thompson
 4052 Route 42
 Monticello, NY 12701

Invoice number 24-3143-11
 Date 02/08/2026

Project 24-3143 Town of Thompson - Emerald
 Green/Lake Louise Marie WWTP Phase 2
 Upgrades

For Services Rendered Through February 01, 2026

H. 8130.202

1 Design and Permitting Services

	Hours	Rate	Billed Amount
Ablen Amrod	31.00	250.00	7,750.00
Daniel W. Fagnani	5.00	165.00	825.00
David R. Ohman	32.50	250.00	8,125.00
Edward Dombrowski	67.00	155.00	10,385.00
John Peterson	114.75	180.00	20,655.00
Michael Webster	1.00	110.00	110.00
subtotal	251.25		47,850.00

REIMBURSABLES

	Units	Rate	Billed Amount
In-House Reproduction			2,100.00
Phase subtotal			49,950.00

Invoice total **49,950.00**

Approved by:

John Peterson

Please remit payment to:
 Delaware Engineering, D.P.C.
 28 Madison Ave. Ext.
 Albany, NY 12203



DELAWARE ENGINEERING, D.P.C.
 55 South Main Street
 Oneonta, NY 13820
 (607) 432-8073 Phone / (607) 432-0432 Fax

Town of Thompson
4052 State Route 42
Monticello, NY 12701

PROJECT ID: 24-3143

PROJECT: Emerald Green/Lake Louise Marie WWTP Phase 2 Upgrades
INVOICE/REQUISITION No.: 11

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
1. Task 1 - Design and Permitting Services				
Labor	\$ 47,850.00	\$ 440,526.25	\$ 488,376.25	
Reimbursable Expenses	\$ 2,100.00	\$ 355.60	\$ 2,455.60	
Subcontractors (Atlantic Testing Laboratories)	\$ -	\$ 12,395.00	\$ 12,395.00	
Subcontractors (Greenstar Environmental Solutions, LLC)	\$ -	\$ 2,100.00	\$ 2,100.00	
Subcontractors (REGEN, LLC)	\$ -	\$ 18,200.00	\$ 18,200.00	
SUBTOTAL - TASK 1	\$ 49,950.00	\$ 473,576.85	\$ 523,526.85	\$ 585,240.00
2. Task 2 - Bidding Services				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 2	\$ -	\$ -	\$ -	\$ 21,000.00
TOTAL	\$ 49,950.00	\$ 473,576.85	\$ 523,526.85	\$ 606,240.00
AMOUNT DUE FOR CURRENT SERVICES	<u>\$ 49,950.00</u>			
AMOUNT PAST DUE	<u>\$ 167,350.00</u> Invoice #10, 01/13/2026			
TOTAL NOW DUE	<u>\$ 217,300.00</u>			
BUDGET BALANCE	\$ 82,713.15			

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE