

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.yonkersida.com/sites/default/files/YIDA%202017%20Annual%20Report%20Summary%20Operations%20and%20Accomplishments_1.pdf
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.yonkersida.com/sites/default/files/final%20mgt%20ltr%202017.pdf
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.yonkersida.com/sites/default/files/Organizational%20chart%20YIDA%202017.pdf
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://www.yonkersida.com/sites/default/files/2017%20Mission%20Statement.pdf
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.yonkersida.com/sites/default/files/YIDA%20Measurement%20Report%202017%20SIGNED_0.pdf

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	No	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.yonkersida.com/sites/default/files/YIDA%20Committees%202017_0.pdf
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.yonkersida.com/NewsNotices
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.yonkersida.com/sites/default/files/By-Laws%20%2005-12-16_5.pdf
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.yonkersida.com/sites/default/files/Code%20of%20Ethics_4.pdf
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	

	Response	URL
874(4) of GML?		

Board of Directors Listing

Name	Nacerino, Melissa	Name	Spano, Michael
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	By Virtue of Position
Term Start Date	03/30/2016	Term Start Date	01/01/2012
Term Expiration Date	06/01/2018	Term Expiration Date	Ex-Officio
Title		Title	Mayor
Has the Board member appointed a designee?		Has the Board member appointed a designee?	No
Designee Name		Designee Name	
Ex-officio		Ex-officio	Yes
Nominated By	Ex-Officio	Nominated By	Other
Appointed By	Ex-Officio	Appointed By	Other
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Djonbalaj, Henry	Name	Gerry, Susan
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	12/19/2017	Term Start Date	06/01/2013
Term Expiration Date	06/01/2019	Term Expiration Date	09/25/2017
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio		Ex-officio	
Nominated By	Ex-Officio	Nominated By	Ex-Officio
Appointed By	Ex-Officio	Appointed By	Ex-Officio
Confirmed by Senate?		Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Singer, Cecile	Name	Kischak, Peter
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	06/22/2016	Term Start Date	05/31/2017
Term Expiration Date	06/01/2019	Term Expiration Date	06/01/2022
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio		Ex-officio	
Nominated By	Ex-Officio	Nominated By	Ex-Officio
Appointed By	Ex-Officio	Appointed By	Ex-Officio
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Kimball, Wilson
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	09/25/2017
Term Expiration Date	06/01/2023
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	
Nominated By	Ex-Officio
Appointed By	Ex-Officio
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Djonbalaj, Julie	Bookkeeper	Administrative and Clerical				FT	No	40,000.00	21,261.13	0	0	0	0	21,261.13	No	
Jenkins, Kenneth	President	Executive				PT	No	60,000.00	20,769.22	0	0	0	0	20,769.22	No	
Lyras, Mary	Chief Fiscal Officer	Executive				FT	No	80,000.00	86,150.97	0	0	0	0	86,150.97	No	
McGill, Jaime	Executive Director	Executive				FT	No	85,000.00	86,693.78	0	0	0	0	86,693.78	No	
RODRIGUEZ, FIONA	ADMINISTRATIVE ASSISTANT	Administrative and Clerical	YONKERS INDUSTRIAL DEVELOPMENT AGENCY	N/A	N/A	FT	No	50,000.00	50,527.16	0	0	0	0	50,527.16	No	

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Kischak, Peter	Board of Directors												X	
Kimball, Wilson	Board of Directors												X	
Singer, Cecile	Board of Directors												X	
Djonbalaj, Henry	Board of Directors												X	
Gerry, Susan	Board of Directors												X	
Nacerino, Melissa	Board of Directors												X	
Spano, Michael	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
No Data has been entered by the Authority for this section in PARIS														

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes
 Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this No

Name of Subsidiary/Component Unit	Status	Requested Changes
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Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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Subsidiary/Component unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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No Data has been entered by the Authority for this section in PARIS

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$3,782,519
Investments	\$0
Receivables, net	\$2,588,406
Other assets	\$213,214
Total Current Assets	\$6,584,139
Noncurrent Assets	
Restricted cash and investments	\$830,184
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$5,233,377
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$5,233,377
Total Noncurrent Assets	\$6,063,561
Total Assets	\$12,647,700

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$102,563
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$190,884
Deferred revenues	\$116,535
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$137,021
Total Current Liabilities	\$547,003

Noncurrent Liabilities

Pension contribution payable	\$247,376
Other post-employment benefits	\$0
Bonds and notes payable	\$162,433
Long Term Leases	\$0
Other long-term obligations	\$1,425,269
Total Noncurrent Liabilities	\$1,835,078

Total Liabilities

\$2,382,081

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$3,645,675
Restricted	\$715,030
Unrestricted	\$5,904,914
Total Net Assets	\$10,265,619

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETSOperating Revenues

Charges for services	\$1,578,044
Rental & financing income	\$0
Other operating revenues	\$353,478
Total Operating Revenue	\$1,931,522

Operating Expenses

Salaries and wages	\$262,402
Other employee benefits	\$135,314
Professional services contracts	\$249,620
Supplies and materials	\$6,147
Depreciation & amortization	\$551,459
Other operating expenses	\$363,231
Total Operating Expenses	\$1,568,173

Operating Income (Loss) **\$363,349**

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$1,277,039
Total Nonoperating Revenue	\$1,277,039

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETSNonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$1,391,689
Total Nonoperating Expenses	\$1,391,689
Income (Loss) Before Contributions	\$248,699
Capital Contributions	\$0
Change in net assets	\$248,699
Net assets (deficit) beginning of year	\$10,016,920
Other net assets changes	\$0
Net assets (deficit) at end of year	\$10,265,619

Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	No

New Debt Issuances List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Authority Debt - General Obligation					
Authority Debt - General Obligation					
Authority Debt - Other					
Authority Debt - Other					
Authority Debt - Revenue					
Authority Debt - Revenue					
Conduit					
Conduit Debt	0.00	195,959,485.00	0.00	6,617,612.00	189,341,873.00
Conduit Debt - Pilot Increment Financing					
Other State-Funded					
Other State-Funded					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.yonkersida.com/sites/default/files/2017%20Property%20Schedule-%20FINAL.pdf
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.yonkersida.com/sites/default/files/YIDA%20Guidelines-%20disposal%20real%20property_3.pdf
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

Project Code: 55070006A
Project Type: Bonds/Notes Issuance
Project Name: 11-23 St Casimir Avenue LP

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$10,000,000.00
Benefited Project Amount: \$9,695,000.00
Bond/Note Amount: \$9,695,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 12/18/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 12/28/2000
or Leasehold Interest:
Year Financial Assitance is 2042
planned to End:
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been gr

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$34,926.47
Local Property Tax Exemption: \$74,356.51
School Property Tax Exemption: \$165,152
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$274,434.98
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,554	\$2,554
Local PILOT:	\$17,446	\$17,446
School District PILOT:	\$0	\$0
Total PILOTS:	\$20,000	\$20,000

Net Exemptions: \$254,434.98

Location of Project

Address Line1: 11-23 Casmir Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: Arco Management
Address Line1: 4 Executive Drive
Address Line2:
City: SUFFERN
State: NY
Zip - Plus4: 10901
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

2.

General Project Information

Project Code: 55071610A
Project Type: Straight Lease
Project Name: 1175 Warburton

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$20,732,165.00
Benefited Project Amount: \$610,961.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/16/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 12/04/2016
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: Project will be a three story rental apartment building, contributing to the ongoing revitalization of our Warburton Avenue area.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$153,125.58
Local Sales Tax Exemption: \$186,621.81
County Real Property Tax Exemption: \$3,156.14
Local Property Tax Exemption: \$6,719.24
School Property Tax Exemption: \$14,924
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$364,546.77
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$364,546.77

Location of Project

Address Line1: 1171-1183 Warburton Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 50,000
Annualized salary Range of Jobs to be Created: 45,000 To: 55,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 66
Net Employment Change: 0

Applicant Information

Applicant Name: 1175 Warburton Avenue LLC
Address Line1: 100 Summit Lake Drive
Address Line2: Suite 235
City: VALHALLA
State: NY
Zip - Plus4: 10595
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

3.

General Project Information

Project Code: 55070802A
Project Type: Straight Lease
Project Name: 326 Riverdale Owners LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$54,067,586.00
Benefited Project Amount: \$28,300,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/03/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 12/31/2008
or Leasehold Interest:
Year Financial Assitance is 2038
planned to End:
Notes: Develop new affordable workforce housing on formerly vacant lots. Construction was completed in 2011.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$54,215.21
Local Property Tax Exemption: \$115,421.16
School Property Tax Exemption: \$256,360
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$425,996.37
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,656.25	\$15,656.25
Local PILOT:	\$107,330.75	\$107,330.75
School District PILOT:	\$0	\$0
Total PILOTS:	\$122,987	\$122,987

Net Exemptions: \$303,009.37

Location of Project

Address Line1: 330 Riverdale Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10705
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 40,000 To: 45,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 4
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4

Applicant Information

Applicant Name: 326 Riverdale Owners LLC
Address Line1: 1865 Palmer Avenue
Address Line2: Suite 203
City: LARCHMONT
State: NY
Zip - Plus4: 10538
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

4.

General Project Information

Project Code: 55071708A
Project Type: Straight Lease
Project Name: 411 Bronx River Road

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$15,000,000.00
Benefited Project Amount: \$277,344.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 05/31/2017
IDA Took Title No

to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:

Notes: Mutli-family building of appx 44
apartments. Project given MRTE in 2017
under our YEDC

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,519.14
Local Sales Tax Exemption: \$1,851.46
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$3,370.60

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$3,370.6

Location of Project

Address Line1: 411 Bronx River Road
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10704
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 20,000
Annualized salary Range of Jobs to be Created: 20,000 To: 20,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 20,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 19
Net Employment Change: 0

Applicant Information

Applicant Name: "411 Bronx River Road Development,
Address Line1: PO Box 9
Address Line2:
City: PURCHASE
State: NY
Zip - Plus4: 10577
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

5.

General Project Information

Project Code: 55071410A
Project Type: Straight Lease
Project Name: 555 Storage Group Inc.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$20,000,000.00
Benefited Project Amount: \$923,250.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/24/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2014
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: Construction of 150 room hotel.
Project given MRTE in 2017 under our YEDC

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$3,393.8
Local Sales Tax Exemption: \$4,136.2
County Real Property Tax Exemption: \$69,611.01
Local Property Tax Exemption: \$148,197.96
School Property Tax Exemption: \$329,160
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$554,498.97
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$26,481.84	\$26,481.84
Local PILOT:	\$181,545.16	\$181,545.16
School District PILOT:	\$0	\$0
Total PILOTS:	\$208,027	\$208,027

Net Exemptions: \$346,471.97

Location of Project

Address Line1: 555 Tuckahoe Road
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10710
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 50
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 22,000 To: 100,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 37
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 37

Applicant Information

Applicant Name: 555 Storage Group Inc.
Address Line1: 120 Old Post Road
Address Line2:
City: RYE
State: NY
Zip - Plus4: 10580
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

6.

General Project Information

Project Code: 55071709A
Project Type: Straight Lease
Project Name: 705 Bronx River Road

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$30,500,000.00
Benefited Project Amount: \$958,500.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/31/2017
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: Mutli-family building of appx 160 apartments. Project given MRTE in 2017 under our YEDC

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 705 Bronx River Road
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10704
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 90,000
Annualized salary Range of Jobs to be Created: 90,000 To: 90,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 900,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 1
Net Employment Change: 0

Applicant Information

Applicant Name: "Stagg Constuction, LLC"
Address Line1: PO Box 9
Address Line2:
City: PURCHASE
State: NY
Zip - Plus4: 10577
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

7.

General Project Information

Project Code: 55070905A
Project Type: Straight Lease
Project Name: 86 Main LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$9,025,000.00
Benefited Project Amount: \$9,025,000.00

Bond/Note Amount:
Annual Lease Payment: \$1

Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/30/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 08/31/2010

or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:

Notes: Assisted a company with taking over a commercial building in need of renovations to attract business tenants. Terminated 2017

Location of Project

Address Line1: 159 Alexander Street
Address Line2: C/O Excelsior Packaging Group, Inc
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: 86 Main LLC
Address Line1: 159 Alexander Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$22,598.84
Local Property Tax Exemption: \$48,111.66
School Property Tax Exemption: \$106,860
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$177,570.50

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$58,339.4	\$58,339.4
School District PILOT:	\$0	\$0
Total PILOTS:	\$58,339.4	\$58,339.4

Net Exemptions: \$119,231.1

Project Employment Information

of FTEs before IDA Status: 10
Original Estimate of Jobs to be created: 30
Average estimated annual salary of jobs to be created.(at Current market rates): 45,000
Annualized salary Range of Jobs to be Created: 25,000 To: 45,000
Original Estimate of Jobs to be Retained: 10
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 40
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 30

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

8.

General Project Information

Project Code: 55070602A
Project Type: Straight Lease
Project Name: Animal Specialty Center, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$9,000,000.00
Benefited Project Amount: \$5,900,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/07/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 09/22/2006
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Bring new business to Yonkers. High quality jobs, new taxes. Provide unique service to the community.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 9 Odell Plaza
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 75
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 85
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 85

Applicant Information

Applicant Name: "Animal Specialty Center, LLC"
Address Line1: 9 Odell Plaza
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10710
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

9.

General Project Information

Project Code: 55070907A
Project Type: Straight Lease
Project Name: Ashburton Ave I, LP

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$19,100,000.00
Benefited Project Amount: \$8,332,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/26/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 03/11/2010
or Leasehold Interest:
Year Financial Assitance is 2052
planned to End:
Notes: Affordable rental housing for seniors.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$12,679.54
Local Property Tax Exemption: \$26,994.04
School Property Tax Exemption: \$59,956
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$99,629.58
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,757.49	\$6,757.49
Local PILOT:	\$46,325.68	\$46,325.68
School District PILOT:	\$0	\$0
Total PILOTS:	\$53,083.17	\$53,083.17

Net Exemptions: \$46,546.41

Location of Project

Address Line1: 110-126 Ashburton Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 36,000 To: 58,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Applicant Information

Applicant Name: "Ashburton Ave I, LP"
Address Line1: 340 Pemberwick Rd
Address Line2:
City: GREENWICH
State: CT
Zip - Plus4: 06831
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

10.

General Project Information

Project Code: 55071703A
Project Type: Straight Lease
Project Name: Avalon Bay ATI Sites

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$67,168,793.00
Benefited Project Amount: \$2,400,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/30/2016
IDA Took Title Yes
to Property:
Date IDA Took Title 08/09/2017
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:
Notes: First phase of multifamily rental community, three buildings upon completion, along with parking structures and access to waterfront.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$20,949.5
Local Sales Tax Exemption: \$25,532.21
County Real Property Tax Exemption: \$8,987.85
Local Property Tax Exemption: \$19,134.63
School Property Tax Exemption: \$42,499.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$117,103.79
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$117,103.79

Location of Project

Address Line1: Alexander Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 38,000 To: 100,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 6
of FTE Construction Jobs during fiscal year: 40
Net Employment Change: 6

Applicant Information

Applicant Name: "AvalonBay Communities, Inc."
Address Line1: 1499 Post Road
Address Line2: 2nd Floor
City: FAIRFIELD
State: CT
Zip - Plus4: 06824
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

11.

General Project Information

Project Code: 55071303A
Project Type: Straight Lease
Project Name: CAHOKIA LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$4,000,000.00
Benefited Project Amount: \$117,250.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/18/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 12/18/2013
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: City Jail converted into Art gallery.
Community Development

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$22,565.84
Local Property Tax Exemption: \$48,041.42
School Property Tax Exemption: \$106,704
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$177,311.26
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,267.91	\$1,267.91
Local PILOT:	\$8,692.09	\$8,692.09
School District PILOT:	\$0	\$0
Total PILOTS:	\$9,960	\$9,960

Net Exemptions: \$167,351.26

Location of Project

Address Line1: 24 ALEXANDER STREET
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000
Annualized salary Range of Jobs to be Created: 60,000 To: 80,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: CAHOKIA LLC
Address Line1: 52 E 78TH STREET #10C
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10075
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

12.

General Project Information

Project Code: 55071606A
Project Type: Straight Lease
Project Name: CCNA Realty

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$13,500,000.00
Benefited Project Amount: \$443,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/19/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2015
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: The renovation of two currently unfinished/vacant floors at the property in order to fully lease the premises

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$312.19
Local Sales Tax Exemption: \$380.48
County Real Property Tax Exemption: \$24,336.36
Local Property Tax Exemption: \$51,810.76
School Property Tax Exemption: \$115,076
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$191,915.79
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,505.75	\$7,505.75
Local PILOT:	\$51,455.35	\$51,455.35
School District PILOT:	\$0	\$0
Total PILOTS:	\$58,961.1	\$58,961.1

Net Exemptions: \$132,954.69

Location of Project

Address Line1: 470 Nepperhan Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 25
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 25
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 46
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 21

Applicant Information

Applicant Name: CCNA Realty
Address Line1: 165 Wyndcliff Road
Address Line2:
City: SCARSDALE
State: NY
Zip - Plus4: 10583
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

13.

General Project Information

Project Code: 55071707A
Project Type: Straight Lease
Project Name: CPG Phase III

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$41,979,194.00
Benefited Project Amount: \$2,150,231.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/24/2016
IDA Took Title Yes
to Property:
Date IDA Took Title 12/27/2017
or Leasehold Interest:
Year Financial Assitance is 2044
planned to End:
Notes: Project is 79 units, with 70 units of diverse mixed income housing. Also rehabilitation of daycare center. Project given MRTE in 2017 under our YED

Location of Project

Address Line1: 8 Cottage Place and 209 Warburton
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: The Community Builders Inc.
Address Line1: 744 Broadway
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$113,994.9
Local Property Tax Exemption: \$242,688.79
School Property Tax Exemption: \$539,032
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$895,715.69
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$895,715.69

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 39,000
Annualized salary Range of Jobs to be Created: 35,000 To: 42,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 19
of FTE Construction Jobs during fiscal year: 6
Net Employment Change: 19

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

14.

General Project Information

Project Code: 55071609A
Project Type: Straight Lease
Project Name: Cintas

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$27,100,000.00
Benefited Project Amount: \$834,250.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/24/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 08/03/2016
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: Project will be the base of service operations supporting over 30,000 uniform wearers, serbing the customers at their own place of business through di

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$121,112.37
Local Sales Tax Exemption: \$147,605.71
County Real Property Tax Exemption: \$1,484.6
Local Property Tax Exemption: \$3,160.62
School Property Tax Exemption: \$7,020
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$280,383.30
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,526.2	\$1,526.2
Local PILOT:	\$10,462.8	\$10,462.8
School District PILOT:	\$0	\$0
Total PILOTS:	\$11,989	\$11,989

Net Exemptions: \$268,394.3

Location of Project

Address Line1: 325 Corporate Blvd.
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 78
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 16,000 To: 150,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 115
Net Employment Change: 0

Applicant Information

Applicant Name: Cintas Corporation
Address Line1: 6800 Cintas Blvd
Address Line2: PO Box 625737
City: CINCINNATI
State: OH
Zip - Plus4: 45262
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

15.

General Project Information

Project Code: 55070603A
Project Type: Straight Lease
Project Name: Collins Phase II

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$110,000,000.00
Benefited Project Amount: \$87,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/07/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 06/30/2006
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes: Jumpstart development of Waterfront.
Provide population base of residents to support Downtown development.

Location of Project

Address Line1: "1 Alexander St., 75 Dock St., 26
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Collins Yonkers II
Address Line1: 2001 West Main Street, Suite 175
Address Line2:
City: STAMFORD
State: CT
Zip - Plus4: 06902
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$169,679.31
Local Property Tax Exemption: \$361,237.8
School Property Tax Exemption: \$802,339.2
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,333,256.31
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$178,220	\$178,220
Local PILOT:	\$1,221,780	\$1,221,780
School District PILOT:	\$0	\$0
Total PILOTS:	\$1,400,000	\$1,400,000

Net Exemptions: -\$66,743.69

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 8
Average estimated annual salary of jobs to be created.(at Current market rates): 31,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

16.

General Project Information

Project Code: 55070505A
Project Type: Bonds/Notes Issuance
Project Name: Consumers Union

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$47,300,000.00
Benefited Project Amount: \$47,300,000.00
Bond/Note Amount: \$47,300,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/08/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 12/31/1991
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:
Notes: Multiphase project. Assist new employer in purchasing the former Gestetner site vacant office building. Assist Company expansion more property, expansion of bu

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$223,942.91
Local Property Tax Exemption: \$476,761.97
School Property Tax Exemption: \$1,058,928
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,759,632.88
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$178,464.4	\$178,464.4
School District PILOT:	\$0	\$0
Total PILOTS:	\$178,464.4	\$178,464.4

Net Exemptions: \$1,581,168.48

Location of Project

Address Line1: 101 Truman Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 315
Average estimated annual salary of jobs to be created.(at Current market rates): 76,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 516
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 516

Applicant Information

Applicant Name: Consumers Union of United States
Address Line1: 101 Truman Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

17.

General Project Information

Project Code: 55071108A
Project Type: Straight Lease
Project Name: Cromwell Tower

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$61,545,000.00
Benefited Project Amount: \$61,545,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 10/26/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2011
or Leasehold Interest:
Year Financial Assitance is 2042
planned to End:

Notes: Improve stock of affordable workforce housing; quality of life for residents and workforce; PILOT commences 2012

Location of Project

Address Line1: 77 Locust Hill Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: GPJ Cromwell Limited Partnership
Address Line1: 15 West 39 Street
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10018
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$63,936.56
Local Property Tax Exemption: \$136,117.37
School Property Tax Exemption: \$302,328
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$502,381.93

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$26,501.57	\$26,501.57
Local PILOT:	\$181,680.43	\$181,680.43
School District PILOT:	\$0	\$0
Total PILOTS:	\$208,182	\$208,182

Net Exemptions: \$294,199.93

Project Employment Information

of FTEs before IDA Status: 8
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 8
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 9
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

18.

General Project Information

Project Code: 55070706A
Project Type: Straight Lease
Project Name: Cross County/Brooks Shopping Centers LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$250,000,000.00
Benefited Project Amount: \$250,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/19/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 07/11/2007
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: In 2008 project amount increased by \$ 100,967,135. 55 year old retail mall in need of major restoration. Upgrade and expansion of facilities will create an a

Location of Project

Address Line1: "Central Park Ave, Kimball Ave, Vr
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Brook Shopping Center LLC
Address Line1: C/O Macerich Company 1125 Pittsfor
Address Line2: Suite 220
City: PITTSFORD
State: NY
Zip - Plus4: 14534
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$598,533.72
Local Property Tax Exemption: \$1,274,244.92
School Property Tax Exemption: \$2,830,204
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$4,702,982.64
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$521,930	\$521,930
Local PILOT:	\$3,578,070	\$3,578,070
School District PILOT:	\$0	\$0
Total PILOTS:	\$4,100,000	\$4,100,000

Net Exemptions: \$602,982.64

Project Employment Information

of FTEs before IDA Status: 1,954
Original Estimate of Jobs to be created: 275
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 18,800 To: 35,000
Original Estimate of Jobs to be Retained: 1,954
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000
Current # of FTEs: 2,765
of FTE Construction Jobs during fiscal year: 15
Net Employment Change: 811

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

19.

General Project Information

Project Code: 55070701A
Project Type: Straight Lease
Project Name: Croton Heights

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$24,843,554.00
Benefited Project Amount: \$12,421,777.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 02/01/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 03/29/2007

or Leasehold Interest:
Year Financial Assitance is 2057
planned to End:

Notes: Assist in HOPE VI redevelopment of Ashburton Avenue Corridor. Provide new quality affordable housing. PILOT changes to \$1k min + SR in year 11

Location of Project

Address Line1: 193 Ashburton Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Croton Heights I, LP"
Address Line1: 340 Pemberwick Rd
Address Line2:
City: GREENWICH
State: CT
Zip - Plus4: 06831
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$15,632.24
Local Property Tax Exemption: \$33,280.16
School Property Tax Exemption: \$73,918
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$122,830.40

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$127.3	\$127.3
Local PILOT:	\$872.7	\$872.7
School District PILOT:	\$0	\$0
Total PILOTS:	\$1,000	\$1,000

Net Exemptions: \$121,830.4

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

20.

General Project Information

Project Code: 55070703A
Project Type: Straight Lease
Project Name: FSG Yonkers Hotel, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$27,656,000.00
Benefited Project Amount: \$17,875,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/11/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/2008
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Bring new business to Yonkers. Help provide much needed hotel service to the city. Help Company manage the gap in room prices between Yonkers and other

Location of Project

Address Line1: 160 Executive Drive
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: "FSG Yonkers Hotel, LLC"
Address Line1: P.O.Box 4430
Address Line2:
City: MANCHESTER
State: NH
Zip - Plus4: 03108
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$79,178.4
Local Property Tax Exemption: \$168,566.4
School Property Tax Exemption: \$374,400
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$622,144.80
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$62,133.05	\$62,133.05
Local PILOT:	\$426,077.8	\$426,077.8
School District PILOT:	\$0	\$0
Total PILOTS:	\$488,210.85	\$488,210.85

Net Exemptions: \$133,933.95

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 40
Average estimated annual salary of jobs to be created.(at Current market rates): 24,960
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 56
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 56

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

21.

General Project Information

Project Code: 55071406A
Project Type: Straight Lease
Project Name: Fast Linen Services Inc.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$4,217,426.00
Benefited Project Amount: \$103,296.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/17/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/2014
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Purchase and renovate existing facility. Project paid PILOT late

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$9,072.53
Local Property Tax Exemption: \$19,314.9
School Property Tax Exemption: \$42,900
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$71,287.43
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,284.24	\$8,659.08
Local PILOT:	\$57,221.76	\$57,846.92
School District PILOT:	\$0	\$0
Total PILOTS:	\$66,506	\$66,506

Net Exemptions: \$4,781.43

Location of Project

Address Line1: 945 Nepperhan Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 18,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 46
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 46

Applicant Information

Applicant Name: Fast Linen Services Inc.
Address Line1: 945 Nepperhan Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

22.

General Project Information

Project Code: 55071405A
Project Type: Straight Lease
Project Name: Grant Park II

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$22,300,000.00
Benefited Project Amount: \$755,750.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/11/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 05/01/2014
or Leasehold Interest:
Year Financial Assitance is 2042
planned to End:

Notes: Affordable rentals consisting of 56
1,2,3 bedroom apartments.

Location of Project

Address Line1: 1 and 5 Whetstone Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Applicant Information

Applicant Name: Grant Park II
Address Line1: 340 Pemberwick Rd
Address Line2:
City: GREENWICH
State: CT
Zip - Plus4: 06831
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$3,705.99
Local Property Tax Exemption: \$7,889.84
School Property Tax Exemption: \$17,524
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$29,119.83

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,837.31	\$4,837.71
Local PILOT:	\$33,152.59	\$33,152.59
School District PILOT:	\$0	\$0
Total PILOTS:	\$37,989.9	\$37,990.3

Net Exemptions: -\$8,870.07

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 50,000
Annualized salary Range of Jobs to be Created: 0 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

23.

General Project Information

Project Code: 55070101A
Project Type: Bonds/Notes Issuance
Project Name: Greyston Bakery

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$9,800,000.00
Benefited Project Amount: \$4,900,000.00
Bond/Note Amount: \$3,125,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 12/18/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2001
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Grow existing Yonkers business that provides jobs for a challenged popu

Location of Project

Address Line1: 104 Alexander St
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Greyston Foundation Inc
Address Line1: 104 Alexander Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$8,852.59
Local Property Tax Exemption: \$18,846.66
School Property Tax Exemption: \$41,860
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$69,559.25
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,255	\$3,255
Local PILOT:	\$21,745	\$21,745
School District PILOT:	\$0	\$0
Total PILOTS:	\$25,000	\$25,000

Net Exemptions: \$44,559.25

Project Employment Information

of FTEs before IDA Status: 42
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 42
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 108
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 66

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

24.

General Project Information

Project Code: 55070305A
Project Type: Bonds/Notes Issuance
Project Name: Herriott St Jackson Terrace

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$17,000,000.00
Benefited Project Amount: \$16,400,000.00
Bond/Note Amount: \$16,400,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 10/23/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 03/16/2004
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been gr

Location of Project

Address Line1: 150 Riverdale Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10705
Province/Region:
Country: USA

Applicant Information

Applicant Name: Marathon Development
Address Line1: 901 Main Street
Address Line2: Suite 300
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$39,589.2
Local Property Tax Exemption: \$84,283.2
School Property Tax Exemption: \$187,200
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$311,072.40
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,551.92	\$13,551.92
Local PILOT:	\$90,533.51	\$90,533.51
School District PILOT:	\$0	\$0
Total PILOTS:	\$104,085.43	\$104,085.43

Net Exemptions: \$206,986.97

Project Employment Information

of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

25.

General Project Information

Project Code: 55070704A
Project Type: Straight Lease
Project Name: Highland Senior Residence

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$18,000,000.00
Benefited Project Amount: \$10,370,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/11/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 06/21/2007
or Leasehold Interest:
Year Financial Assitance is 2038
planned to End:
Notes: Provide needed Senior housing at affordable rates and promote workforce housing by making empty nester homes available.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$18,507.95
Local Property Tax Exemption: \$39,402.4
School Property Tax Exemption: \$87,516
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$145,426.35
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$19,027.15	\$19,027.15
Local PILOT:	\$130,439.85	\$130,439.85
School District PILOT:	\$0	\$0
Total PILOTS:	\$149,467	\$149,467

Net Exemptions: -\$4,040.65

Location of Project

Address Line1: 34 Highland Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10705
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: Highland Senior Housing
Address Line1: 1 North Macquesten Parkway
Address Line2: Suite 100
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

26.

General Project Information

Project Code: 55071107A
Project Type: Straight Lease
Project Name: Historic Warburton

Project part of another phase or multi phase: Yes
Original Project Code: 55071006A
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$10,000,000.00
Benefited Project Amount: \$10,000,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/21/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 12/30/2011
or Leasehold Interest:
Year Financial Assistance is 2023
planned to End:

Notes: Historic restoration of loftstyle apartments and retail space. Will improve the quality of citys housing stock. PILOT commences 2012.

Location of Project

Address Line1: 44-54 Warburton Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Warburton Riveriew LLC
Address Line1: 1865 Palmer Rd
Address Line2:
City: LARCHMONT
State: NY
Zip - Plus4: 10538
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$12,569.57
Local Property Tax Exemption: \$26,759.92
School Property Tax Exemption: \$59,436
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$98,765.49

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,258.88	\$3,258.88
Local PILOT:	\$22,341.12	\$22,341.12
School District PILOT:	\$0	\$0
Total PILOTS:	\$25,600	\$25,600

Net Exemptions: \$73,165.49

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 4
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

27.

General Project Information

Project Code: 55070201A
Project Type: Straight Lease
Project Name: Hudson Park Investors

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$46,600,000.00
Benefited Project Amount: \$46,600,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/06/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 08/08/2003
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Lease amended 12/2011 now expires 2024. Project jumpstarted development of Waterfront. Provide population base of residents to support Downtown develop

Location of Project

Address Line1: 1 Van Der Donck St
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Hudson Park Investors
Address Line1: 2001 West Main Street
Address Line2: Suite 175
City: STAMFORD
State: CT
Zip - Plus4: 06902
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$111,124.69
Local Property Tax Exemption: \$236,578.26
School Property Tax Exemption: \$525,460
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$873,162.95
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$139,003.21	\$139,003.21
Local PILOT:	\$928,609.79	\$928,609.79
School District PILOT:	\$0	\$0
Total PILOTS:	\$1,067,613	\$1,067,613

Net Exemptions: -\$194,450.05

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 4
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

28.

General Project Information

Project Code: 55079804A
Project Type: Bonds/Notes Issuance
Project Name: Hudson Scenic Studios, Inc.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$6,360,000.00
Benefited Project Amount: \$6,360,000.00
Bond/Note Amount: \$6,360,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 12/21/1998
IDA Took Title Yes
to Property:
Date IDA Took Title 06/09/1999
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Provided incentives to bring anew company to Yonkers. Manufacturing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 130 Fernbrook Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10705
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 127
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 165
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 165

Applicant Information

Applicant Name: Hudson Scenic Studios
Address Line1: 130 Fernbrook Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10705
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting:
There is no debt outstanding for this project:
IDA does not hold title to the property:
The project receives no tax exemptions:

IDA Projects

29.

General Project Information

Project Code: 55071203A
Project Type: Straight Lease
Project Name: Instock Cabinets

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$2,000,000.00
Benefited Project Amount: \$1,300,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/22/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2012
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: Company purchased vacant manufactuirng site to renovate and relocate cabinet making operation to Yonkers.

Location of Project

Address Line1: 630 Yonkers Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10704
Province/Region:
Country: USA

Applicant Information

Applicant Name: Instock Cabinets
Address Line1: 630 Yonkers Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10704
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$16,825.41
Local Property Tax Exemption: \$35,820.36
School Property Tax Exemption: \$79,560
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$132,205.77
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,060.55	\$16,060.55
Local PILOT:	\$110,102.45	\$110,102.45
School District PILOT:	\$0	\$0
Total PILOTS:	\$126,163	\$126,163

Net Exemptions: \$6,042.77

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 40
Average estimated annual salary of jobs to be created.(at Current market rates): 24,000
Annualized salary Range of Jobs to be Created: 20,000 To: 26,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 25
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 25

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

30.

General Project Information

Project Code: 55070610A
Project Type: Straight Lease
Project Name: Jefferson Terrace LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$4,400,000.00
Benefited Project Amount: \$4,400,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/31/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 12/13/2006
or Leasehold Interest:
Year Financial Assitance is 2048
planned to End:
Notes: Property tax calculated based on assessed value which has not been grieved for decades. Improve stock of affordable workforce housing; quality of

Location of Project

Address Line1: 180 Jefferson Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Jefferson Terrace LLC
Address Line1: 700 White Plains Rd
Address Line2:
City: SCARSDALE
State: NY
Zip - Plus4: 10583
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$61,561.21
Local Property Tax Exemption: \$131,060.38
School Property Tax Exemption: \$291,096
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$483,717.59
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,202.92	\$14,202.92
Local PILOT:	\$94,882.51	\$94,882.51
School District PILOT:	\$0	\$0
Total PILOTS:	\$109,085.43	\$109,085.43

Net Exemptions: \$374,632.16

Project Employment Information

of FTEs before IDA Status: 3
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (1)

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

31.

General Project Information

Project Code: 55071106A
Project Type: Straight Lease
Project Name: Kimber Manufacturing Inc.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$1,715,000.00
Benefited Project Amount: \$1,715,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/21/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 09/01/2011
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Assistance ensured manufacturing company remained and expanded in Yonkers. A new location suited to company's warehousing and shipping needs

Location of Project

Address Line1: 1 Lawton Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10705
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Kimber Manufacturing , Inc."
Address Line1: 1 Lawton Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10705
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$18,230.83
Local Property Tax Exemption: \$38,812.41
School Property Tax Exemption: \$86,205.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$143,248.84
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,993.8	\$14,993.8
Local PILOT:	\$102,789.4	\$102,789.4
School District PILOT:	\$0	\$0
Total PILOTS:	\$117,783.2	\$117,783.2

Net Exemptions: \$25,465.64

Project Employment Information

of FTEs before IDA Status: 395
Original Estimate of Jobs to be created: 82
Average estimated annual salary of jobs to be created.(at Current market rates): 42,000
Annualized salary Range of Jobs to be Created: 35,000 To: 80,000
Original Estimate of Jobs to be Retained: 395
Estimated average annual salary of jobs to be retained.(at Current Market rates): 47,000
Current # of FTEs: 537
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 142

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

32.

General Project Information

Project Code: 55071102A
Project Type: Straight Lease
Project Name: Kubasek

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$13,800,000.00
Benefited Project Amount: \$10,675,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/29/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 08/23/2011
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
Notes: Affordable rental housing for seniors.
PILOT commences 2012.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$37,389.8
Local Property Tax Exemption: \$79,600.8
School Property Tax Exemption: \$176,800
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$293,790.60
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$27,854.51	\$27,854.51
Local PILOT:	\$190,270.09	\$190,270.09
School District PILOT:	\$0	\$0
Total PILOTS:	\$218,124.6	\$218,124.6

Net Exemptions: \$75,666

Location of Project

Address Line1: 406 Walnut street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (2)

Applicant Information

Applicant Name: Kubaesk Owners LLC
Address Line1: 1735 Park Ave - 3rd floor
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10035
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

33.

General Project Information

Project Code: 55071502A
Project Type: Straight Lease
Project Name: L&A Acquisition

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$25,700,000.00
Benefited Project Amount: \$605,815.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/21/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 08/31/2015
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: The facility will be unique in providing care to ventilator dependent patients, which only exists in one other location in Westchester in the ski

Location of Project

Address Line1: 120 Odell Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: L&A Acquistion
Address Line1: 120 Odell Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$8,302.87
Local Sales Tax Exemption: \$10,119.13
County Real Property Tax Exemption: \$124,310.09
Local Property Tax Exemption: \$264,649.25
School Property Tax Exemption: \$587,808
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$995,189.34
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,019.66	\$39,374.24
Local PILOT:	\$54,781.14	\$263,039.26
School District PILOT:	\$0	\$0
Total PILOTS:	\$62,800.8	\$302,413.5

Net Exemptions: \$932,388.54

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 190
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000
Annualized salary Range of Jobs to be Created: 40,000 To: 250,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 142
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 142

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

34.

General Project Information

Project Code: 55071104A
Project Type: Straight Lease
Project Name: Larkin Garage

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$10,865,000.00
Benefited Project Amount: \$10,865,000.00
Bond/Note Amount:
Annual Lease Payment: \$68,577
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/29/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 08/05/2011
or Leasehold Interest:
Year Financial Assitance is 2060
planned to End:
Notes: Construction of a 300 space parking garage at 10 Woodworth Ave. Annual lease payment is due less amounts paid by YEDC and CDA.

Location of Project

Address Line1: 10 Woodworth Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Yonkers Larkin Garage, Inc."
Address Line1: 708 Third Ave
Address Line2: Suite 710
City: NEW YORK
State: NY
Zip - Plus4: 10017
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$144,956.96
Local Property Tax Exemption: \$308,605.28
School Property Tax Exemption: \$685,438
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,139,000.24
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$1,139,000.24

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 4
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

35.

General Project Information

Project Code: 55071602A
Project Type: Tax Exemptions
Project Name: Lowe's

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Retail Trade

Total Project Amount: \$23,073,135.00
Benefited Project Amount: \$1,128,695.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 01/29/2016
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Development of major retailer

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$313,740.62
Local Sales Tax Exemption: \$382,371.38
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$696,112.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:		
Local PILOT:		
School District PILOT:		
Total PILOTS:	\$0	\$0

Net Exemptions: \$696,112

Location of Project

Address Line1: Ridge Hill Blvd. and Otis Drive
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10710
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 90
Average estimated annual salary of jobs to be created.(at Current market rates): 24,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 24,000
Current # of FTEs: 116
of FTE Construction Jobs during fiscal year: 110
Net Employment Change: 116

Applicant Information

Applicant Name: "Lowe's Home Centers, LLC"
Address Line1: 1605 Curtis Bridge Road
Address Line2: Mail Code RES 6
City: WILKESBORO
State: NC
Zip - Plus4: 28697
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

36.

General Project Information

Project Code: 55071509A
Project Type: Straight Lease
Project Name: MCRT

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$111,000,000.00
Benefited Project Amount: \$6,596,613.46
Bond/Note Amount:

Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/18/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 12/29/2015
or Leasehold Interest:
Year Financial Assitance is 2044
planned to End:

Notes: The redevelopment project includes a waterfront residential development comprising one or more high rise buildings, neighborhood retail, as well

Location of Project

Address Line1: Downtown Yonkers (multiple locatio
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: SFC H and I
Address Line1: 225 Millburn Ave
Address Line2:
City: MILLBURN
State: NJ
Zip - Plus4: 07041
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$832,440.34
Local Sales Tax Exemption: \$1,014,536.66
County Real Property Tax Exemption: \$15,382.6
Local Property Tax Exemption: \$32,748.71
School Property Tax Exemption: \$72,737.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,967,845.91

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,814.1	\$15,814.1
Local PILOT:	\$108,412.9	\$108,412.9
School District PILOT:	\$0	\$0
Total PILOTS:	\$124,227	\$124,227

Net Exemptions: \$1,843,618.91

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 7
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 13
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

37.

General Project Information

Project Code: 55070901A
Project Type: Straight Lease
Project Name: Macy's Retail Holdings, Inc.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Retail Trade

Total Project Amount: \$27,390,000.00
Benefited Project Amount: \$20,028,708.80

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/31/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2009
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:
Notes: Expansion of major retailer.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$114,104.87
Local Property Tax Exemption: \$242,922.91
School Property Tax Exemption: \$539,552
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$896,579.78

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$126,447.73	\$126,447.73
Local PILOT:	\$866,857.27	\$866,857.27
School District PILOT:	\$0	\$0
Total PILOTS:	\$993,305	\$993,305

Net Exemptions: -\$96,725.22

Location of Project

Address Line1: 800 Central Park Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10704
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 375
Original Estimate of Jobs to be created: 54
Average estimated annual salary of jobs to be created.(at Current market rates): 24,692
Annualized salary Range of Jobs to be Created: 24,692 To: 24,692
Original Estimate of Jobs to be Retained: 375
Estimated average annual salary of jobs to be retained.(at Current Market rates): 24,692
Current # of FTEs: 404
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 29

Applicant Information

Applicant Name: "Macy's Retail Holdings, Inc."
Address Line1: 7 West Seventh Street
Address Line2:
City: CINCINNATI
State: OH
Zip - Plus4: 45202
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

38.

General Project Information

Project Code: 55070507A
Project Type: Bonds/Notes Issuance
Project Name: Main Street Lofts,LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$51,483,000.00
Benefited Project Amount: \$44,600,000.00
Bond/Note Amount: \$44,600,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 12/01/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 12/21/2005
or Leasehold Interest:
Year Financial Assitance is 2038
planned to End:
Notes: Federal Tax Status of Bonds: 80/20 Tax Exempt Bond (Unable to update locked field). Address blighted block of Main Street. Provide population base of resid

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$70,246.64
Local Property Tax Exemption: \$149,551.17
School Property Tax Exemption: \$332,165.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$551,963.41
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$58,920.34	\$58,920.34
Local PILOT:	\$400,079.74	\$400,079.74
School District PILOT:	\$0	\$0
Total PILOTS:	\$459,000.08	\$459,000.08

Net Exemptions: \$92,963.33

Location of Project

Address Line1: 66 Main Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: MetroPartners
Address Line1: 92 Main Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

39.

General Project Information

Project Code: 55070506A
Project Type: Bonds/Notes Issuance
Project Name: Monastery Manor

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$16,107,021.00
Benefited Project Amount: \$9,500,000.00
Bond/Note Amount: \$9,500,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/27/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 09/30/2005
or Leasehold Interest:
Year Financial Assistance is 2037
planned to End:
Notes: Property taxes calculated based on assessed value which has not been grieved in decades. Improve stock of senior housing and promote workforce hou

Location of Project

Address Line1: 150 Vineyard Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Monastery Manor Associates
Address Line1: 2 Father Finian Sullivan Drive
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$80,827.95
Local Property Tax Exemption: \$172,078.2
School Property Tax Exemption: \$382,200
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$635,106.15
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,083.44	\$9,083.44
Local PILOT:	\$61,264.56	\$61,264.56
School District PILOT:	\$0	\$0
Total PILOTS:	\$70,348	\$70,348

Net Exemptions: \$564,758.15

Project Employment Information

of FTEs before IDA Status: 7
Original Estimate of Jobs to be created: 0.5
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 7
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (2)

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

40.

General Project Information

Project Code: 55071607A
Project Type: Straight Lease
Project Name: Morris Builders

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Retail Trade

Total Project Amount: \$31,000,000.00
Benefited Project Amount: \$3,035,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/22/2016
IDA Took Title Yes
to Property:
Date IDA Took Title 06/30/2016
or Leasehold Interest:
Year Financial Assitance is 2028
planned to End:
Notes: Development of major retailer

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: Austin Avenue and Stew Leonard Dri
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10710
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 560
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: "Morris Builders, L.P. "
Address Line1: 350 Veterans Blvd.
Address Line2:
City: RUTHERFORD
State: NJ
Zip - Plus4: 07070
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

41.

General Project Information

Project Code: 55070902A
Project Type: Straight Lease
Project Name: Mulford I, L.P.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$45,500,000.00
Benefited Project Amount: \$44,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/07/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 12/10/2009
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
Notes: Affordable Family rental housing.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$64,376.44
Local Property Tax Exemption: \$137,053.85
School Property Tax Exemption: \$304,408
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$505,838.29
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$254.6	\$254.6
Local PILOT:	\$1,745.4	\$1,745.4
School District PILOT:	\$0	\$0
Total PILOTS:	\$2,000	\$2,000

Net Exemptions: \$503,838.29

Location of Project

Address Line1: 35 Vineyard Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 50,000
Annualized salary Range of Jobs to be Created: 10,000 To: 65,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: "Mulford I, L.P."
Address Line1: 340 Pamperwick Road
Address Line2:
City: GREENWICH
State: CT
Zip - Plus4: 06831
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

42.

General Project Information

Project Code: 55071605A
Project Type: Tax Exemptions
Project Name: Nepperhan Farms LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Retail Trade

Total Project Amount: \$2,500,000.00
Benefited Project Amount: \$168,625.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 02/24/2016
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Project will provide a fully renovated supermarket, the site of former A&P which went into bankruptcy and closed operations. Project given MRTE in 2017

Location of Project

Address Line1: 1233 Nepperhan Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Applicant Information

Applicant Name: Nepperhan Farms LLC
Address Line1: 1233 Nepperhan Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$4,009.92
Local Sales Tax Exemption: \$4,887.09
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$8,897.01
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:		
Local PILOT:		
School District PILOT:		
Total PILOTS:	\$0	\$0

Net Exemptions: \$8,897.01

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 75
Average estimated annual salary of jobs to be created.(at Current market rates): 15,500
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 60
of FTE Construction Jobs during fiscal year: 1
Net Employment Change: 60

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

43.

General Project Information

Project Code: 55071507A
Project Type: Straight Lease
Project Name: Norwich Yonkers LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$24,500,000.00
Benefited Project Amount: \$994,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/19/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 11/15/2015
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:
Notes: The proposed project is an all new construction 160 unit +/- Courtyard by Marriott franchised hotel.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,310.41
Local Sales Tax Exemption: \$1,597.07
County Real Property Tax Exemption: \$42,888.3
Local Property Tax Exemption: \$91,306.8
School Property Tax Exemption: \$202,800
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$339,902.58
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$28,659.48	\$28,659.48
Local PILOT:	\$196,473.87	\$196,473.87
School District PILOT:	\$0	\$0
Total PILOTS:	\$225,133.35	\$225,133.35

Net Exemptions: \$114,769.23

Location of Project

Address Line1: 5 Executive Blvd
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 50
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000
Annualized salary Range of Jobs to be Created: 22,000 To: 111,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 38
of FTE Construction Jobs during fiscal year: 40
Net Employment Change: 38

Applicant Information

Applicant Name: Norwich Yonkers LLC
Address Line1: 7300 West 110th St Suite 990
Address Line2:
City: OVERLAND PARK
State: KS
Zip - Plus4: 66210
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

44.

General Project Information

Project Code: 55071407A
Project Type: Straight Lease
Project Name: OZ Moving & Storage

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$10,500,000.00
Benefited Project Amount: \$197,800.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/25/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2014
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:

Notes: Commercial and Residential moving and storage company

Location of Project

Address Line1: 498 Nepperhan Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: OZ Moving & Storage
Address Line1: 101 Lincoln Avenue
Address Line2:
City: BRONX
State: NY
Zip - Plus4: 10454
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$465.57
Local Sales Tax Exemption: \$567.41
County Real Property Tax Exemption: \$9,677.36
Local Property Tax Exemption: \$20,602.56
School Property Tax Exemption: \$45,760
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$77,072.90

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,456.55	\$8,456.55
Local PILOT:	\$57,973.5	\$57,973.5
School District PILOT:	\$0	\$0
Total PILOTS:	\$66,430.05	\$66,430.05

Net Exemptions: \$10,642.85

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 150
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 15,000 To: 35,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 205
of FTE Construction Jobs during fiscal year: 3
Net Employment Change: 205

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

45.

General Project Information

Project Code: 55071302A
Project Type: Straight Lease
Project Name: PS 6 LIMITED PARTNERSHIP, C/O THE COMMUNITY BUILDERS, INC.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$52,399,299.00
Benefited Project Amount: \$1,331,880.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/22/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 08/22/2012
or Leasehold Interest:
Year Financial Assitance is 2044
planned to End:
Notes: Housing development.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$43,317.18
Local Property Tax Exemption: \$92,219.87
School Property Tax Exemption: \$204,828
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$340,365.05
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,466.51	\$15,466.51
Local PILOT:	\$106,030.04	\$106,030.04
School District PILOT:	\$0	\$0
Total PILOTS:	\$121,496.55	\$121,496.55

Net Exemptions: \$218,868.5

Location of Project

Address Line1: 33 ASHBURTON AVE
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 43,000
Annualized salary Range of Jobs to be Created: 31,000 To: 64,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Applicant Information

Applicant Name: "PS 6 LIMITED PARTNERSHIP, C/O THE
Address Line1: 744 BROADWAY
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

46.

General Project Information

Project Code: 55070304A
Project Type: Straight Lease
Project Name: Parkledge Apartments

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$13,400,000.00
Benefited Project Amount: \$13,400,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/29/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 03/01/2003
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes: Improve stock of affordable housing.
Improve appearance of very visible housing development at gateway to Downtown Yonkers.

Location of Project

Address Line1: 220-250 Yonkers Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: The WishCamper Group
Address Line1: 707 Sable Oaks Drive
Address Line2:
City: SOUTH PORTLAND
State: ME
Zip - Plus4: 04106
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$73,679.9
Local Property Tax Exemption: \$156,860.4
School Property Tax Exemption: \$348,400
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$578,940.30
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$48,409.86	\$48,409.86
Local PILOT:	\$330,680.66	\$330,680.66
School District PILOT:	\$0	\$0
Total PILOTS:	\$379,090.52	\$379,090.52

Net Exemptions: \$199,849.78

Project Employment Information

of FTEs before IDA Status: 12
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 12
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 14
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

47.

General Project Information

Project Code: 55079805A
Project Type: Bonds/Notes Issuance
Project Name: Phillipsburg Hall Associates

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$2,800,000.00
Benefited Project Amount: \$2,800,000.00
Bond/Note Amount: \$2,800,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 12/29/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 12/23/1999
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Renovate historic building in heart of downtown. PILOT revised in 2011

Location of Project

Address Line1: 4 Hudson St
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Greyston Foundation, Inc."
Address Line1: 21 Park Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$7,060.07
Local Property Tax Exemption: \$15,030.5
School Property Tax Exemption: \$33,384
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$55,474.57
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$57,104.59	\$57,104.59
Local PILOT:	\$405,173.6	\$405,173.6
School District PILOT:	\$0	\$0
Total PILOTS:	\$462,278.19	\$462,278.19

Net Exemptions: -\$406,803.62

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

48.

General Project Information

Project Code: 55071101A
Project Type: Straight Lease
Project Name: Post Street

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$5,000,000.00
Benefited Project Amount: \$601,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/29/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 08/23/2011
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
Notes: Improve stock of affordable workforce housing; quality of life for residents and workforce

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$5,223.58
Local Property Tax Exemption: \$11,120.7
School Property Tax Exemption: \$24,700
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$41,044.28
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,445.7	\$8,445.7
Local PILOT:	\$57,916.42	\$57,916.42
School District PILOT:	\$0	\$0
Total PILOTS:	\$66,362.12	\$66,362.12

Net Exemptions: -\$25,317.84

Location of Project

Address Line1: 45-51 Post Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10705
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 1
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Post Street Owners LLC
Address Line1: 1735 Park Ave - 3rd floor
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10035
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

49.

General Project Information

Project Code: 55071704A
Project Type: Straight Lease
Project Name: RMS 1077 Warburton

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$23,250,000.00
Benefited Project Amount: \$947,003.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/17/2016
IDA Took Title Yes
to Property:
Date IDA Took Title 09/14/2017
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:

Notes: Development of 74 rental units along with parking garage, a much needed revitalization of an unsightly lot

Location of Project

Address Line1: 1077 Warburton Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: "RMS Warburton, LLC"
Address Line1: 1 Landmark Square
Address Line2:
City: STAMFORD
State: CT
Zip - Plus4: 06901
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$11,712.59
Local Sales Tax Exemption: \$14,274.73
County Real Property Tax Exemption: \$4,431.79
Local Property Tax Exemption: \$9,435.04
School Property Tax Exemption: \$20,956
Mortgage Recording Tax Exemption: \$347,940
Total Exemptions: \$408,750.15

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$408,750.15

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 95
Average estimated annual salary of jobs to be created.(at Current market rates): 36,666
Annualized salary Range of Jobs to be Created: 20,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 36,666
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 40
Net Employment Change: 5

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

50.

General Project Information

Project Code: 55071608A
Project Type: Straight Lease
Project Name: RXR Soyo Exalta

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$181,452,487.00
Benefited Project Amount: \$4,731,213.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/16/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 11/15/2016
or Leasehold Interest:
Year Financial Assitance is 2038
planned to End:
Notes: The proposed project will create appx 442 rental units as well as retail, restaurants, and parking, contributing to the ongoing improvements in the downt

Location of Project

Address Line1: Downtown Yonkers (multiple locatio
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Soyo Exalta LLC and RXR Larkin To
Address Line1: 945 Summit Avenue
Address Line2:
City: BRONX
State: NY
Zip - Plus4: 10452
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$713,614.02
Local Sales Tax Exemption: \$869,717.08
County Real Property Tax Exemption: \$1,649.55
Local Property Tax Exemption: \$3,511.8
School Property Tax Exemption: \$7,800
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,596,292.45
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$1,596,292.45

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 187
Average estimated annual salary of jobs to be created.(at Current market rates): 31,000
Annualized salary Range of Jobs to be Created: 24,500 To: 31,640
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 240
Net Employment Change: 7

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

51.

General Project Information

Project Code: 55070702A
Project Type: Straight Lease
Project Name: Ridgehill Village

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$900,000,000.00
Benefited Project Amount: \$630,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/06/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 08/02/2007
or Leasehold Interest:
Year Financial Assitance is 2032
planned to End:
Notes: Encourage private investment in exciting mixed use development on previously dormant land. Create jobs, property taxes and sales tax revenues. P

Location of Project

Address Line1: 1 RidgeHill
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10710
Province/Region:
Country: USA

Applicant Information

Applicant Name: FC Yonkers
Address Line1: 1 Metro Tech
Address Line2:
City: BROOKLYN
State: NY
Zip - Plus4: 11201
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$47,804.88
Local Sales Tax Exemption: \$58,262.2
County Real Property Tax Exemption: \$1,698,959.52
Local Property Tax Exemption: \$3,617,014.85
School Property Tax Exemption: \$8,033,596.32
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$13,455,637.77
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$678,937.45	\$678,937.45
Local PILOT:	\$4,612,359.51	\$4,612,359.51
School District PILOT:	\$0	\$0
Total PILOTS:	\$5,291,296.96	\$5,291,296.96

Net Exemptions: \$8,164,340.81

Project Employment Information

of FTEs before IDA Status: 200
Original Estimate of Jobs to be created: 4,000
Average estimated annual salary of jobs to be created.(at Current market rates): 29,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 200
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 1,814
of FTE Construction Jobs during fiscal year: 96
Net Employment Change: 1,614

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

52.

General Project Information

Project Code: 55071408A
Project Type: Straight Lease
Project Name: Rising

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$11,470,814.00
Benefited Project Amount: \$530,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/31/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2014
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:

Notes: Redevelopment of 5 properties in Yonkers.

Location of Project

Address Line1: 2 Mill Street
Address Line2: 13, 27, 36, 38 Main Street
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Rising
Address Line1: 3261 Broadway
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10027
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$28,198.79
Local Sales Tax Exemption: \$34,367.27
County Real Property Tax Exemption: \$4,530.76
Local Property Tax Exemption: \$9,645.74
School Property Tax Exemption: \$21,424
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$98,166.56

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,164.69	\$5,164.69
Local PILOT:	\$35,406.31	\$35,406.31
School District PILOT:	\$0	\$0
Total PILOTS:	\$40,571	\$40,571

Net Exemptions: \$57,595.56

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 134
Average estimated annual salary of jobs to be created.(at Current market rates): 49,104
Annualized salary Range of Jobs to be Created: 40,000 To: 80,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 99
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

53.

General Project Information

Project Code: 55071412A
Project Type: Straight Lease
Project Name: Rivertides

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$9,500,000.00
Benefited Project Amount: \$3,600,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/31/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2014
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes: Two residential buidlings that will provide 330 rental units and on site parking

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$553,457.74
Local Sales Tax Exemption: \$674,526.62
County Real Property Tax Exemption: \$84,357.99
Local Property Tax Exemption: \$179,593.45
School Property Tax Exemption: \$398,892
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,890,827.80
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,733.99	\$9,733.99
Local PILOT:	\$66,731.01	\$66,731.01
School District PILOT:	\$0	\$0
Total PILOTS:	\$76,465	\$76,465

Net Exemptions: \$1,814,362.8

Location of Project

Address Line1: 1105-1135 Warburton Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 125
of FTE Construction Jobs during fiscal year: 35
Net Employment Change: 125

Applicant Information

Applicant Name: Rivertides
Address Line1: 100 Summit lake drive
Address Line2:
City: VALHALLA
State: NY
Zip - Plus4: 10595
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

54.

General Project Information

Project Code: 55070707A
Project Type: Bonds/Notes Issuance
Project Name: Riverview II Preservation, L.P.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$51,000,000.00
Benefited Project Amount: \$51,000,000.00
Bond/Note Amount: \$28,596,200.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 12/19/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 12/27/2007
or Leasehold Interest:
Year Financial Assitance is 2037
planned to End:
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been gr

Location of Project

Address Line1: 47 Riverdale Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Riverview II Preservation, LP"
Address Line1: 60 Columbus Circle, 19th FL
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10023
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$458,959.8
Local Property Tax Exemption: \$977,099.82
School Property Tax Exemption: \$2,170,220
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$3,606,279.62
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$34,880.45	\$34,880.45
Local PILOT:	\$239,121.55	\$239,121.55
School District PILOT:	\$0	\$0
Total PILOTS:	\$274,002	\$274,002

Net Exemptions: \$3,332,277.62

Project Employment Information

of FTEs before IDA Status: 10
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 10
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 8
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (2)

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

55.

General Project Information

Project Code: 55071508A
Project Type: Straight Lease
Project Name: SDC Realty

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$25,500,000.00
Benefited Project Amount: \$1,264,438.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/18/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 02/05/2016
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: The proposed project plans on restoring and improving the current building as well as adding another structure.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$208,598.99
Local Sales Tax Exemption: \$254,230.01
County Real Property Tax Exemption: \$17,485.23
Local Property Tax Exemption: \$37,225.08
School Property Tax Exemption: \$82,680
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$600,219.31
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$600,219.31

Location of Project

Address Line1: 1086 North Broadway
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 350
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000
Annualized salary Range of Jobs to be Created: 50,000 To: 125,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 225
of FTE Construction Jobs during fiscal year: 30
Net Employment Change: 225

Applicant Information

Applicant Name: SDC REALTY
Address Line1: 1250 Waters Place
Address Line2:
City: BRONX
State: NY
Zip - Plus4: 10461
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

56.

General Project Information

Project Code: 55070202A
Project Type: Straight Lease
Project Name: SUMA Federal Credit Union

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$6,500,000.00
Benefited Project Amount: \$6,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/27/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2002
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Retain and expand existing Yonkers business in new, more efficient location. New jobs, create construction jobs for buildings in facility.

Location of Project

Address Line1: 125 Corporate Blvd
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: SUMA Federal Credit Union
Address Line1: 125 Corporate Boulevard
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$10,184.32
Local Property Tax Exemption: \$21,681.85
School Property Tax Exemption: \$48,157.2
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$80,023.37
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$17,523.42	\$17,523.42
Local PILOT:	\$104,400.12	\$104,400.12
School District PILOT:	\$0	\$0
Total PILOTS:	\$121,923.54	\$121,923.54

Net Exemptions: -\$41,900.17

Project Employment Information

of FTEs before IDA Status: 15
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 15
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 27
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 12

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

57.

General Project Information

Project Code: 55070608A
Project Type: Bonds/Notes Issuance
Project Name: Sacred Heart Associates, LP

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$9,500,000.00
Benefited Project Amount: \$9,500,000.00
Bond/Note Amount: \$9,500,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 09/11/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 09/27/2006
or Leasehold Interest:
Year Financial Assitance is 2037
planned to End:
Notes: Property taxes calculated based on assessed value which have not been grieved for decades. Improve stock of senior housing and promote workforce hou

Location of Project

Address Line1: 1 Father Finian Sullivan Dr
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Sacred Heart Associates, LP"
Address Line1: 1 Fr. Finian Sullivan Drive
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$113,763.97
Local Property Tax Exemption: \$242,197.14
School Property Tax Exemption: \$537,940
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$893,901.11
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,085.03	\$7,085.03
Local PILOT:	\$48,522.1	\$48,522.1
School District PILOT:	\$0	\$0
Total PILOTS:	\$55,607.13	\$55,607.13

Net Exemptions: \$838,293.98

Project Employment Information

of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 0.5
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

58.

General Project Information

Project Code: 55070104A
Project Type: Bonds/Notes Issuance
Project Name: Sarah Lawrence College

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$34,650,000.00
Benefited Project Amount: \$34,650,000.00
Bond/Note Amount: \$34,650,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 07/31/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 06/05/2001
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
Notes: Issued bond to advance repayment of DASNY Bonds and outstanding YIDA Bonds (1997 & 2000). Also provided financing to acquire and redevelop an existing bui

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: One Meade Way
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10708
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 635
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 635

Applicant Information

Applicant Name: Sarah Lawrence College
Address Line1: One Meade Way
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10708
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

59.

General Project Information
 Project Code: 55070402A
 Project Type: Bonds/Notes Issuance
 Project Name: Sarah Lawrence College

 Project part of another phase or multi phase: No
 Original Project Code:
 Project Purpose Category: Services

 Total Project Amount: \$13,750,000.00
 Benefited Project Amount: \$13,750,000.00
 Bond/Note Amount: \$13,750,000.00
 Annual Lease Payment:
 Federal Tax Status of Bonds: Tax Exempt
 Not For Profit: Yes
 Date Project Approved: 05/20/2004
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 05/27/2004
 or Leasehold Interest:
 Year Financial Assitance is 2041
 planned to End:
 Notes: Bond issued to refinance cost of acquiring and renovating a residential property adjacent to the college.
 Project also included construction of 2

Location of Project
 Address Line1: One Meade Way
 Address Line2:
 City: YONKERS
 State: NY
 Zip - Plus4: 10708
 Province/Region:
 Country: USA

Applicant Information
 Applicant Name: Sarah Lawrence College
 Address Line1: One Meade Way
 Address Line2:
 City: YONKERS
 State: NY
 Zip - Plus4: 10708
 Province/Region:
 Country: USA

Project Tax Exemptions & PILOT Payment Information
 State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$0
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$0.00
 Total Exemptions Net of RPTL Section 485-b:

 PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

 Net Exemptions: \$0

Project Employment Information
 # of FTEs before IDA Status: 229
 Original Estimate of Jobs to be created: 150
 Average estimated annual salary of jobs to be created.(at Current market rates): 0
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
 Current # of FTEs: 0
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: (229)

Project Status
 Current Year Is Last Year for reporting: No
 There is no debt outstanding for this project: No
 IDA does not hold title to the property: No
 The project receives no tax exemptions: No

IDA Projects

60.

General Project Information

Project Code: 55072606A
Project Type: Straight Lease
Project Name: Sessantacinque

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$2,200,000.00
Benefited Project Amount: \$60,638.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/24/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 08/19/2016
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: The proposed project would manufacture and sell luxury clothing, furthering the redevelopment efforts in downtown Yonkers and help boost local economy.

Location of Project

Address Line1: 65 Main Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Leggiadro International, Inc."
Address Line1: 8 West 36th Street
Address Line2: 9th Floor
City: NEW YORK
State: NY
Zip - Plus4: 10018
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$4,343.84
Local Sales Tax Exemption: \$5,294.06
County Real Property Tax Exemption: \$3,167.14
Local Property Tax Exemption: \$6,742.66
School Property Tax Exemption: \$14,976
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$34,523.70
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,110.66	\$3,110.66
Local PILOT:	\$21,324.99	\$21,324.99
School District PILOT:	\$0	\$0
Total PILOTS:	\$24,435.65	\$24,435.65

Net Exemptions: \$10,088.05

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 70,000
Annualized salary Range of Jobs to be Created: 30,000 To: 125,000
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 70,000
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 7
Net Employment Change: 3

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

61.

General Project Information

Project Code: 55071403A
Project Type: Straight Lease
Project Name: Shreebalajee Corp.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$1,000,000.00
Benefited Project Amount: \$48,575.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/28/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2014
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Renovated current building to be used as a catering facility. Project paid PILOT late

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$10,502.14
Local Property Tax Exemption: \$22,358.46
School Property Tax Exemption: \$49,660
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$82,520.60
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,938.56	\$6,555.44
Local PILOT:	\$42,764.6	\$43,793.56
School District PILOT:	\$0	\$0
Total PILOTS:	\$49,703.16	\$50,349

Net Exemptions: \$32,817.44

Location of Project

Address Line1: 92 Waverly Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 50
Average estimated annual salary of jobs to be created.(at Current market rates): 832,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 6

Applicant Information

Applicant Name: Shreejeebalajee
Address Line1: 108 Westminster Road
Address Line2:
City: SCARSDALE
State: NY
Zip - Plus4: 10583
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

62.

General Project Information

Project Code: 55070001A
Project Type: Straight Lease
Project Name: St. Casimirs, LP

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$6,000,000.00
Benefited Project Amount: \$6,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$100
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/18/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 03/15/2000
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: In 2011 amended PILOT, Financial Assistance extended through 2031. Company invested an additional \$1.3M for capital improvements. Improve stock

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$76,979
Local Property Tax Exemption: \$163,884
School Property Tax Exemption: \$364,000
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$604,863.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,330.29	\$10,330.29
Local PILOT:	\$70,818.9	\$70,818.9
School District PILOT:	\$0	\$0
Total PILOTS:	\$81,149.19	\$81,149.19

Net Exemptions: \$523,713.81

Location of Project

Address Line1: 289 Nepperhan Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 6
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 6
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (1)

Applicant Information

Applicant Name: Speiser Dabram Management
Address Line1: 6 Executive Plaza, Suite 200
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

63.

General Project Information

Project Code: 55070103A
Project Type: Bonds/Notes Issuance
Project Name: St. John's Hospital

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Civic Facility

Total Project Amount: \$26,295,000.00
Benefited Project Amount: \$26,295,000.00
Bond/Note Amount: \$26,295,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/10/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 02/14/2001
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: Issued bonds to facilitate the refinancing of a variety of formerly issued bonds and mortgages.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 967 North Broadway
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 1,428
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 1,570
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 142

Applicant Information

Applicant Name: St John's Riverside Hospital
Address Line1: Two Park Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

64.

General Project Information

Project Code: 55079301A
Project Type: Bonds/Notes Issuance
Project Name: St. Joseph's Medical Center

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Civic Facility

Total Project Amount: \$4,715,000.00
Benefited Project Amount: \$4,715,000.00
Bond/Note Amount: \$4,715,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/19/1993
IDA Took Title Yes
to Property:
Date IDA Took Title 03/31/1993
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Issued bonds to assist hospital in purchasing vacated retail stores on Broadway. Provide community services, family health center, outpatient care, d

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 81 South Broadway
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: St. Joseph's Medical Center
Address Line1: 81 South Broadway
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

65.

General Project Information

Project Code: 55079703A
Project Type: Bonds/Notes Issuance
Project Name: St. Joseph's Medical Center

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Civic Facility

Total Project Amount: \$28,500,000.00
Benefited Project Amount: \$28,500,000.00
Bond/Note Amount: \$28,500,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 02/25/1998
IDA Took Title Yes
to Property:
Date IDA Took Title 03/31/1998
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Issued bonds to assist medical center in constructing a new garage facility. Jobs retained and construction jobs created. Facilitated expansion of hospi

Location of Project

Address Line1: 81 South Broadway
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: St. Joseph's Medical Center
Address Line1: 81 South Broadway
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 894
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 894

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

66.

General Project Information

Project Code: 55071706A
Project Type: Straight Lease
Project Name: Tacos El Poblanos

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$645,000.00
Benefited Project Amount: \$30,619.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/05/2017
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: Rehabilitation of existing restaurant, a beloved fixture in the communitiy. Rehab is likely to solidify continued success and enhance surrounding neighbor

Location of Project

Address Line1: 200 New Main St and 122 Nepperhan
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Tacos El Poblano Mexicano No 2, I
Address Line1: 200 New Main Street
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$5,567.69
Local Sales Tax Exemption: \$6,785.63
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$12,353.32
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$12,353.32

Project Employment Information

of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 37,000 To: 62,400
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000
Current # of FTEs: 5
of FTE Construction Jobs during fiscal year: 12
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

67.

General Project Information

Project Code: 55071206A
Project Type: Straight Lease
Project Name: Teutonia Buena Vista LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$7,000,000.00
Benefited Project Amount: \$7,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/27/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 12/28/2012
or Leasehold Interest:
Year Financial Assitance is 2033
planned to End:
Notes: Phase I consists of environmental and demolition work. Phase I of a \$181M project to construct 412 unit housing.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 66-72 Buena Vista Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Teutonia Buena Vista LLC
Address Line1: c/o Metro Partners 92 Main St
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

68.

General Project Information
 Project Code: 55070801A
 Project Type: Bonds/Notes Issuance
 Project Name: The Center for Family Support

 Project part of another phase or multi phase: No
 Original Project Code:
 Project Purpose Category: Civic Facility

 Total Project Amount: \$1,235,000.00
 Benefited Project Amount: \$1,235,000.00
 Bond/Note Amount: \$1,235,000.00
 Annual Lease Payment:
 Federal Tax Status of Bonds: Taxable
 Not For Profit: Yes
 Date Project Approved: 01/03/2008
 IDA Took Title Yes
 to Property:
 Date IDA Took Title
 or Leasehold Interest:
 Year Financial Assitance is 2038
 planned to End:
 Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Residential and habilitation facility for developmentally disabled ad

Location of Project
 Address Line1: 58 Winas Drive
 Address Line2:
 City: YONKERS
 State: NY
 Zip - Plus4: 10701
 Province/Region:
 Country: USA

Applicant Information
 Applicant Name: The Center for Family Support
 Address Line1: 333 7th Avenue, 9th Floor
 Address Line2:
 City: NEW YORK
 State: NY
 Zip - Plus4: 10001
 Province/Region:
 Country: USA

Project Tax Exemptions & PILOT Payment Information
 State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$0
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$0.00
 Total Exemptions Net of RPTL Section 485-b:

 PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

 Net Exemptions: \$0

Project Employment Information
 # of FTEs before IDA Status: 0
 Original Estimate of Jobs to be created: 9
 Average estimated annual salary of jobs to be created.(at Current market rates): 22,880
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 22,880
 Current # of FTEs: 15
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 15

Project Status
 Current Year Is Last Year for reporting: No
 There is no debt outstanding for this project: No
 IDA does not hold title to the property: No
 The project receives no tax exemptions: No

IDA Projects

69.

General Project Information

Project Code: 55071409A
Project Type: Straight Lease
Project Name: The Community Builders Inc.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$26,853,674.00
Benefited Project Amount: \$768,504.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/20/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 10/16/2014
or Leasehold Interest:
Year Financial Assitance is 2045
planned to End:
Notes: Mixed income housign with 50 unites of family housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$123,958.18
Local Property Tax Exemption: \$263,900.06
School Property Tax Exemption: \$586,144
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$974,002.24
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,935.69	\$6,935.69
Local PILOT:	\$47,547.34	\$47,547.34
School District PILOT:	\$0	\$0
Total PILOTS:	\$54,483.03	\$54,483.03

Net Exemptions: \$919,519.21

Location of Project

Address Line1: 188-192 Warburton Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 49,300
Annualized salary Range of Jobs to be Created: 24,700 To: 73,300
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: The Community Builders Inc.
Address Line1: 95 Berkely Street
Address Line2:
City: BOSTON
State: MA
Zip - Plus4: 02116
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

70.

General Project Information

Project Code: 55071411A
Project Type: Straight Lease
Project Name: The Plant Manor Inc.

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$9,000,000.00
Benefited Project Amount: \$167,500.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/24/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2014
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:

Notes: Helped underutilized facility to renovate the structure

Location of Project

Address Line1: 1097 North Broadway
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: The Plant Manor Inc.
Address Line1: 31 West 11th Street Suite 8A
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10011
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$262.44
Local Sales Tax Exemption: \$319.84
County Real Property Tax Exemption: \$18,145.05
Local Property Tax Exemption: \$38,629.8
School Property Tax Exemption: \$85,800
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$143,157.13

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,057.91	\$13,057.91
Local PILOT:	\$89,517.99	\$89,517.99
School District PILOT:	\$0	\$0
Total PILOTS:	\$102,575.9	\$102,575.9

Net Exemptions: \$40,581.23

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 42,487
Annualized salary Range of Jobs to be Created: 21,881.6 To: 55,829
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 27,532
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

71.

General Project Information

Project Code: 55071601A
Project Type: Straight Lease
Project Name: Thethi Realty LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$3,000,000.00
Benefited Project Amount: \$110,350.00
Bond/Note Amount:

Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/29/2016
IDA Took Title Yes
to Property:
Date IDA Took Title 02/12/2016
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:

Notes: This project includes renevatng an existing building, attracting ultimate end tenants and contributing to the transformation of the Nepperhan Avenue a

Location of Project

Address Line1: 460 Nepperhan Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Thethi Realty LLC
Address Line1: 470 Nepperhan Avenue
Address Line2: Suite 220
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,265.39
Local Sales Tax Exemption: \$1,542.19
County Real Property Tax Exemption: \$5,795.42
Local Property Tax Exemption: \$12,338.12
School Property Tax Exemption: \$27,404
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$48,345.12

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,958.02	\$5,958.02
Local PILOT:	\$40,844.98	\$40,844.98
School District PILOT:	\$0	\$0
Total PILOTS:	\$46,803	\$46,803

Net Exemptions: \$1,542.12

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 10
of FTE Construction Jobs during fiscal year: 8
Net Employment Change: 10

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

72.

General Project Information

Project Code: 55070903A
Project Type: Straight Lease
Project Name: Vicki Incorporated

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$4,972,973.00
Benefited Project Amount: \$1,910,173.00
Bond/Note Amount:

Annual Lease Payment: \$0
Federal Tax Status of Bonds: Not For Profit
Date Project Approved: 07/07/2009
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Construction postponed during 2011.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$4,398.8
Local Property Tax Exemption: \$9,364.8
School Property Tax Exemption: \$20,800
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$34,563.60

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,713.32	\$2,713.32
Local PILOT:	\$18,601.08	\$18,601.08
School District PILOT:	\$0	\$0
Total PILOTS:	\$21,314.4	\$21,314.4

Net Exemptions: \$13,249.2

Location of Project

Address Line1: 244, 246, 248 South Broadway
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 24,000
Annualized salary Range of Jobs to be Created: 18,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 12
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 12

Applicant Information

Applicant Name: Vicki Incorporated
Address Line1: C/O JEFFREY I Klein
Address Line2: 445 Hamilton Avenue
City: WHITE PLAINS
State: NY
Zip - Plus4: 10601
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

73.

General Project Information

Project Code: 55071006A
Project Type: Straight Lease
Project Name: Warburton Riverview

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$31,500,000.00
Benefited Project Amount: \$31,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/10/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 12/16/2010
or Leasehold Interest:
Year Financial Assitance is 2044
planned to End:
Notes: Affordable Family rental housing.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$43,691.08
Local Property Tax Exemption: \$93,015.88
School Property Tax Exemption: \$206,596
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$343,302.96
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,728.5	\$5,728.5
Local PILOT:	\$39,271.5	\$39,271.5
School District PILOT:	\$0	\$0
Total PILOTS:	\$45,000	\$45,000

Net Exemptions: \$298,302.96

Location of Project

Address Line1: 44-54 North Broadway
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 40,000 To: 45,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Warburton Riverview c/o Greyston F
Address Line1: 21 Park Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

74.

General Project Information

Project Code: 55071005A
Project Type: Straight Lease
Project Name: Westchester ALP

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$24,000,000.00
Benefited Project Amount: \$24,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/10/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 09/01/2010
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes: Affordable assisted living campus for senior citizens. PILOT commences 2011.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$39,259.29
Local Property Tax Exemption: \$83,580.84
School Property Tax Exemption: \$185,640
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$308,480.13
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,365	\$6,365
Local PILOT:	\$43,635	\$43,635
School District PILOT:	\$0	\$0
Total PILOTS:	\$50,000	\$50,000

Net Exemptions: \$258,480.13

Location of Project

Address Line1: 78 Stratton Street South
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 75
Average estimated annual salary of jobs to be created.(at Current market rates): 36,400
Annualized salary Range of Jobs to be Created: 20,000 To: 100,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 85
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 85

Applicant Information

Applicant Name: "Westchester Alp Properties, LLC"
Address Line1: 78 Stratton Street South
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

75.

General Project Information

Project Code: 55070607A
Project Type: Bonds/Notes Issuance
Project Name: Whitney Young Manor, LP

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$19,800,000.00
Benefited Project Amount: \$19,800,000.00
Bond/Note Amount: \$19,800,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 11/28/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 12/14/2006
or Leasehold Interest:
Year Financial Assitance is 2028
planned to End:
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been gr

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$207,876.29
Local Property Tax Exemption: \$442,557.04
School Property Tax Exemption: \$982,956
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,633,389.33
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,609.72	\$16,609.72
Local PILOT:	\$113,867.28	\$113,867.28
School District PILOT:	\$0	\$0
Total PILOTS:	\$130,477	\$130,477

Net Exemptions: \$1,502,912.33

Location of Project

Address Line1: "352,354,356, 358 Nepperhan Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 7
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: "Whitney Young Manor, LP"
Address Line1: 885 Second Avenue 31st Floor
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10017
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

76.

General Project Information

Project Code: 55071105A
Project Type: Straight Lease
Project Name: Woodstock Manor

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$13,600,000.00
Benefited Project Amount: \$13,600,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: Yes
Date Project Approved: 11/30/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 07/28/2011
or Leasehold Interest:
Year Financial Assitance is 2042
planned to End:
Notes: Affordable rental housing for seniors.
PILOT commences 2012.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,894.3
Local Property Tax Exemption: \$44,482.8
School Property Tax Exemption: \$98,800
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$164,177.10
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,208.42	\$4,208.42
Local PILOT:	\$28,841.1	\$28,841.1
School District PILOT:	\$0	\$0
Total PILOTS:	\$33,049.52	\$33,049.52

Net Exemptions: \$131,127.58

Location of Project

Address Line1: 755 Palisades Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 65,000
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Woodstock Manor HDFC
Address Line1: 755 Palisades Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

77.

General Project Information

Project Code: YEDC-10-01A
Project Type: Bonds/Notes Issuance
Project Name: YEDC/Riverview II Preservation, L.P.

Project part of another phase or multi phase: Yes
Original Project Code: 55070707A
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$27,405,000.00
Benefited Project Amount: \$27,405,000.00
Bond/Note Amount: \$26,990,000.00
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No
Date Project Approved: 03/30/2010
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2037
planned to End:

Notes: Project requested bond refunding. New bonds issued through Yonkers IDA's subsidiary Yonkers Economic Development Corporation (YEDC). Lease and PILOT thro

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 47 Riverdale Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 8
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 8

Applicant Information

Applicant Name: "Riverview II, Preservation L.P."
Address Line1: 60 Columbus Circle
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10023
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

78.

General Project Information

Project Code: 55071401A
Project Type: Tax Exemptions
Project Name: Yonkers LW Hotel

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$30,257,000.00
Benefited Project Amount: \$1,402,725.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 11/27/2012
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Construction of 155 room hotel

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption:
Local Property Tax Exemption:
School Property Tax Exemption:
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:		
Local PILOT:		
School District PILOT:		
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 7000 Mall Walk
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10704
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 28
Average estimated annual salary of jobs to be created.(at Current market rates): 37,900
Annualized salary Range of Jobs to be Created: 20,800 To: 77,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 43
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 43

Applicant Information

Applicant Name: Yonkers LW Hotel
Address Line1: 8100 East 22nd Street Building 500
Address Line2:
City: WICHITA
State: KS
Zip - Plus4: 67226
Province/Region:
Country: USA

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

79.

General Project Information

Project Code: 55070705A
Project Type: Straight Lease
Project Name: Yonkers Lodging Partners/Residence Inn

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Services

Total Project Amount: \$31,000,000.00
Benefited Project Amount: \$22,950,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/06/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 11/15/2007
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:

Notes: Bring new business to Yonkers. Help provide much needed hotel service to the city. Help company manage the gap in room prices between Yonkers and other

Location of Project

Address Line1: 7 Executive Boulevard
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10703
Province/Region:
Country: USA

Applicant Information

Applicant Name: "Yonkers Lodging Partnership, LLC"
Address Line1: 7300 W. 110 th , Suite 990
Address Line2:
City: OVERLAND PARK
State: KS
Zip - Plus4: 66210
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$76,979
Local Property Tax Exemption: \$163,884
School Property Tax Exemption: \$364,000
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$604,863.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$71,224.73	\$71,224.73
Local PILOT:	\$488,278.27	\$488,278.27
School District PILOT:	\$0	\$0
Total PILOTS:	\$559,503	\$559,503

Net Exemptions: \$45,360

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 40
Average estimated annual salary of jobs to be created.(at Current market rates): 22,750
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 39
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 39

Project Status

Current Year Is Last Year for reporting: Yes
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: Yes

IDA Projects

80.

General Project Information

Project Code: 55070504A
Project Type: Straight Lease
Project Name: Yonkers Racing Corporation

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Other Categories

Total Project Amount: \$300,000,000.00
Benefited Project Amount: \$230,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/02/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 08/12/2005
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:
Notes: Help a dying Yonkers business come back and expand beyond any previous level of production. New construction/permanent jobs. New tax dollars, attract people fr

Location of Project

Address Line1: "810 Yonkers Avenue, 233 Kimball T
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10704
Province/Region:
Country: USA

Applicant Information

Applicant Name: Yonkers Racing Corporation
Address Line1: 810 Yonkers Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10704
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$649,185.9
Local Property Tax Exemption: \$1,382,080.6
School Property Tax Exemption: \$3,069,716
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$5,100,982.50
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$579,524.22	\$579,524.22
Local PILOT:	\$3,972,904.83	\$3,972,904.83
School District PILOT:	\$0	\$0
Total PILOTS:	\$4,552,429.05	\$4,552,429.05

Net Exemptions: \$548,553.45

Project Employment Information

of FTEs before IDA Status: 321
Original Estimate of Jobs to be created: 700
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 300
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 732
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 411

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects

81.

General Project Information

Project Code: 55071504A
Project Type: Straight Lease
Project Name: Yonkers Waterfront Properties

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$86,500,000.00
Benefited Project Amount: \$4,097,500.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/22/2015
IDA Took Title Yes
to Property:
Date IDA Took Title 09/14/2015
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:
Notes: The new mixed use development will consist of up to 200 residential units, consisting of studios, one and two bedrooms

Location of Project

Address Line1: At, or adjacent to 1 Alexander St,
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Applicant Information

Applicant Name: Yonkers Waterfront Properties LLC
Address Line1: 1455 East Putnam Ave
Address Line2:
City: OLD GREENWICH
State: CT
Zip - Plus4: 06870
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$376,024.29
Local Sales Tax Exemption: \$458,279.61
County Real Property Tax Exemption: \$461.87
Local Property Tax Exemption: \$983.3
School Property Tax Exemption: \$2,184
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$837,933.07
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$20,535.53	\$20,535.53
Local PILOT:	\$140,780.47	\$140,780.47
School District PILOT:	\$0	\$0
Total PILOTS:	\$161,316	\$161,316

Net Exemptions: \$676,617.07

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 30,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 4
Net Employment Change: 3

Project Status

Current Year Is Last Year for reporting: No
There is no debt outstanding for this project: No
IDA does not hold title to the property: No
The project receives no tax exemptions: No

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
81	\$57,643,949.81	\$23,771,197.67	\$33,872,752.14	6,712

Additional Comments: