

Annual Report for Yonkers Industrial Development Agency  
 Fiscal Year Ending 12/31/2008

Run Date: 09/28/2009  
 Status: CERTIFIED

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	<a href="http://yonkersida.com/publications.php">http://yonkersida.com/publications.php</a>
2. As required by section 2800(9) of PAL, did the authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="http://yonkersida.com/publications.php">http://yonkersida.com/publications.php</a>
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	No	N/A
4. Does the independent auditor provide non-audit services to the authority?	No	N/A
5. Does the authority have an organization chart?	Yes	<a href="http://www.yonkersida.com/publications.php">http://www.yonkersida.com/publications.php</a>
6. Are any authority staff also employed by another government agency?	No	
7. Does the authority have Claw Back agreements?	Yes	

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. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		<a href="http://www.yonkersida.com/publications.php">http://www.yonkersida.com/publications.php</a>
4. Does the majority of the Board meet the independence requirements of Section 2825 (2) of PAL?	Yes	N/A
5. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		<a href="http://www.yonkersida.com/publications.php">http://www.yonkersida.com/publications.php</a>
6. Has the Board adopted a statement of Board duties and responsibilities?	Yes	<a href="http://www.yonkersida.com/publications.php">http://www.yonkersida.com/publications.php</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://www.yonkersida.com/publications.php">http://www.yonkersida.com/publications.php</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://www.yonkersida.com/publications.php">http://www.yonkersida.com/publications.php</a>
9. Does the Board review and monitor the authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824 (1) of PAL?	Yes	N/A
11. Is there a separation of the Board and CEO/Senior Management positions in accordance with Section 2824 (3) of PAL?	Yes	N/A
12. Has the Board adopted policies for the following in accordance with Section 2824 (1) of PAL? Salary and Compensation Time and Attendance Whistleblower Protection Defense and Indemnification of Board Members	Yes Yes Yes Yes	N/A N/A N/A N/A
13. 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
14. 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

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Board of Directors Listing

Name	Chair? If Yes, Chair Designated By	Appointed By	Nominated By	Confirmed by Senate	Complied w/Training Requirement Of Section 2824	Also holds elected or appointed State government position?	Also holds elected or appointed municipal government position?	Term Start Date	Term Expiration Date
Lawrence, Joy	No	Ex-Officio	Ex-Officio	No	Yes	No	No	03/28/2008	03/01/2010
Baratta, Michael	No	Ex-Officio	Ex-Officio	No	Yes	No	No	03/28/2008	03/01/2010
Singer, Cecile	No	Ex-Officio	Ex-Officio	No	Yes	No	No	03/28/2008	03/01/2010
Kischak, Peter	No	Ex-Officio	Ex-Officio	No	Yes	No	No	03/28/2008	03/01/2010
Ball, Sr., Martin	No	Ex-Officio	Ex-Officio	No	Yes	No	No	03/28/2008	03/01/2010
Regan, William	No	Ex-Officio	Ex-Officio	No	Yes	No	Yes	03/28/2008	03/01/2010
Amicone, Philip	Yes By Virtue of Position	Ex-Officio	Ex-Officio	No	Yes	No	Yes	12/01/2007	Ex-Officio

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt Indicator	Annualized Salary paid by Authority	Bonus Amount paid by Authority	Over time Amount paid by Authority	Total Compensation paid by Authority	Individual also paid by another entity to perform the work of the authority	If yes, payment made by state or local government?
Carter, Melvina	Chief Fiscal Officer	Executive				FT	No	105,000.00	0	0	105,000	No	
Farraj, Samira	Executive Assistant	Administrative and Clerical				FT	No	45,000.00	0	0	45,000	No	
Khan, Fiona	Administrative Assistant	Administrative and Clerical				FT	No	33,000.00	0	0	33,000	No	
Lynch, Ellen	President/CEO	Executive				FT	No	165,000.00	0	0	165,000	No	
Vuninka-Uwidiuhaye, Laetitia	Finance Administrator	Administrative and Clerical				FT	No	53,000.00	0	0	53,000	No	

**Benefit Information**

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

Yes

**Board Members**

Name	Title	Severance Package	Payment for Unused Leave	Club Membership	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assis-tance	Multi-Year Employ-ment	None of These Benefits	Other
Amicone, Philip	Board of Directors				X			X						
Regan, William	Board of Directors												X	
Ball, Sr., Martin	Board of Directors												X	
Lawrence, Joy	Board of Directors												X	
Singer, Cecile	Board of Directors												X	
Baratta, Michael	Board of Directors												X	
Kischak, Peter	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment for Unused Leave	Club Membership	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assis-tance	Multi-Year Employ-ment	None of These Benefits	Other
Carter, Melvina	Chief Fiscal Officer			X				X						
Lynch, Ellen	President/C EO			X	X		X	X						

**Annual Report for Yonkers Industrial Development Agency**

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**Subsidiary/Affiliate Verification**

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes

Are there other affiliates or subsidiaries of the authority that are active, not included in the PARIS reports submitted by this authority? No

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes

Are there other affiliates or subsidiaries of the authority that are active, not included in the PARIS reports submitted by this authority? No

Name of Subsidiary/Affiliate	Status	Requested Changes

**Subsidiary/Affiliate Creation**

Name of Subsidiary/Affiliate	Establishment Date	Entity Purpose

**Subsidiary/Affiliate Termination**

Name of Subsidiary/Affiliate	Termination Date	Termination Reason	Proof Termination

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

Summary Financial Information

**SUMMARY STATEMENT OF NET ASSETS**

<b>Assets</b>	
<b>Current Assets</b>	
Cash and cash equivalents	\$1,778,916
Investments	\$0
Receivables, net	\$694,701
Other assets	\$253,920
<b>Total Current Assets</b>	<b>\$2,727,537</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$2,936,255
Long-term receivables, net	\$0
Other assets	\$0
<b>Capital Assets</b>	
Land and other nondepreciable property	\$0
Buildings and equipment	\$13,031
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$13,031
<b>Total Noncurrent Assets</b>	<b>\$2,949,286</b>
<b>Total Assets</b>	<b>\$5,676,823</b>

Summary Financial Information

**SUMMARY STATEMENT OF NET ASSETS**

Liabilities

<b>Current Liabilities</b>	
Accounts payable	\$98,138
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$43,607
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$3,420,179
<b>Total Current Liabilities</b>	<b>\$3,561,924</b>

**Noncurrent Liabilities**

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Other long-term obligations	\$720,000
<b>Total Noncurrent Liabilities</b>	<b>\$720,000</b>
<b>Total Liabilities</b>	<b>\$4,281,924</b>

Net Asset (Deficit)

<b>Net Asset</b>	
Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$1,394,899
<b>Total Net Assets</b>	<b>\$1,394,899</b>



Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Nonoperating Expenses</u>	
Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
<b>Total Nonoperating Expenses</b>	<b>\$0</b>
Income (Loss) Before Contributions	\$331,004
Capital Contributions	\$0
Change in net assets	\$331,004
Net assets (deficit) beginning of year	\$1,063,895
Other net assets changes	\$0
<b>Net assets (deficit) at end of year</b>	<b>\$1,394,899</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Operating Revenues</u>	
Charges for services	\$0
Rental & financing income	\$0
Other operating revenues	\$1,780,484
<b>Total Operating Revenue</b>	<b>\$1,780,484</b>
<u>Operating Expenses</u>	
Salaries and wages	\$409,474
Other employee benefits	\$115,317
Professional services contracts	\$587,263
Supplies and materials	\$21,810
Depreciation & amortization	\$4,369
Other operating expenses	\$353,736
<b>Total Operating Expenses</b>	<b>\$1,491,969</b>
<b>Operating Income (Loss)</b>	<b>\$288,515</b>
<u>Nonoperating Revenues</u>	
Investment earnings	\$44,642
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	(\$2,153)
<b>Total Nonoperating Revenue</b>	<b>\$42,489</b>

**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?	Yes

**New Debt Issuances List by Type of Debt and Program**

Type Of Debt: Conduit Debt

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACE Project	URL
The Center for Family Services	Refunding 0.00 New 1,235,000.00 Total 1,235,000.00		01/30/2008		Competitive	0	Variable	15	0.00		

**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					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
<b>Conduit Debt</b>	0.00	315,861,200.00	1,235,000.00	8,595,604.00	308,500,596.00

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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	<a href="http://www.yonkersida.com/publications.php">http://www.yonkersida.com/publications.php</a>
2. Has the authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	<a href="http://www.yonkersida.com/publications.php">http://www.yonkersida.com/publications.php</a>
3. In accordance with Section 2896(1) of PAL, has the authority named a contracting officer who shall be responsible for the authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

General Project Information

Project Code: 55070006A  
 Project Type: Bonds/Notes Issuance  
 Project Name: 11-23 St Casimir Avenue LP  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 12/28/2000  
 or Leasehold Interest:  
 Year Financial Assistance is 2042  
 planned to End:  
 Notes: Converted warehouse building to Senior Housing. Allow empty nesters to make workforce homes available. Property tax calculated based on assessed value which

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$39,283.94  
 Local Property Tax Exemption: \$44,251.21  
 School Property Tax Exemption: \$136,167.82  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$219,702.97  
 Total Exemptions Net of RPTL Section 485-B:  
PILOT Payment Information  
 Actual Payment Me Payment Due Per Agree  
 County PILOTS: \$1,897 \$1,897  
 Local PILOTS: \$8,103 \$8,103  
 School District PILOTS: \$0 \$0  
 Total PILOTS: \$10,000 \$10,000  
 Net Exemptions: \$209,702.97

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 To: 0  
 Annualized salary Range of jobs to be created: 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

Location of Project

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

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 outstanding debt for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



IDA Projects

General Project Information

Project Code: 55070802A  
 Project Type: Straight Lease  
 Project Name: 326 Riverdale Owners LLC  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 12/31/2008  
 or Leasehold Interest:  
 Year Financial Assistance is 2038  
 planned to End:

Notes: Develop new affordable workforce housing on currently vacant lots.

Location of Project

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

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 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 Me	Payment Due Per Agree
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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: 3  
 Average estimated annual salary of jobs to be created.(at current market rates): 25,000 To: 0  
 Annualized salary range of jobs to be created: 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: No  
 There is no outstanding debt for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

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IDA Projects

General Project Information

Project Code: 55070404A  
Project Type: Bonds/Notes Issuance  
Project Name: Austin Avenue Landfill

Project part of another No  
phase or multi phase:  
Original Project Code:

Project Purposes Category: Other Categories

Total Project Amount: \$1,500,000.00  
Benefited Project Amount: \$1,500,000.00  
Bond/Note Amount: \$1,500,000.00

Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: No

Date Project Approved: 12/22/2004  
IDA Took Title or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 12/30/2004  
or Leasehold Interest:

Year Financial Assistance is 2045  
planned to End:

Notes: Comply with DEC order to clean up former landfill site and create a developable site. Property owned by Westchester County IDA. Year Financial A

Location of Project

Address Line1: 65 & 79 Austin Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province Region:  
Country: USA

Applicant Information

Applicant Name: Morris Builders, LP  
Address Line1: 350 Veterans Boulevard  
Address Line2:  
City: RUTHERFORD  
State: NJ  
Zip - Plus4: 07070  
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 Me	Payment Due Per Agree
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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
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 outstanding debt for this project: Yes  
IDA does not hold title to the property: Yes  
The project receives no tax exemptions: Yes

**IDA Projects**

**General Project Information**

Project Code: 55070602A  
 Project Type: Straight Lease  
 Project Name: Animal Specialty Center, LLC  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 09/22/2006  
 or Leasehold Interest:  
 Year Financial Assistance is 2017  
 planned to End:

Notes: Bring new business to Yonkers. High quality jobs, new taxes. Provide unique service to the community.

**Location of Project**

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

**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 Tax Exemptions & PILOT Payment Information**

State Sales Tax Exemption: \$89,032.26  
 Local Sales Tax Exemption: \$97,379.04  
 County Real Property Tax Exemption: \$22,264.2  
 Local Property Tax Exemption: \$25,079.4  
 School Property Tax Exemption: \$77,173.2  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$310,928.10  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

**PILOT Payment Information**

	Actual Payment Me	Payment Due Per Agree
County PILOTS: \$9,304.13		\$9,304.13
Local PILOTS: \$54,494.01		\$54,494.01
School District PILOTS: \$0		\$0
Total PILOTS: \$63,798.14		\$63,798.14

Net Exemptions: \$247,129.96

**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 To: 0  
 Annualized salary Range of Jobs to be created: 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: 78  
 # of FTE Construction Jobs during fiscal year: 30  
 Net Employment Change: 78

**Project Status**

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

**IDA Projects**

General Project Information

Project Code: 55079802A  
 Project Type: Straight Lease  
 Project Name: CR Riverdale Limited Partnership  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes Category: Finance, Insurance and Real Estate

Total Project Amount: \$45,000,000.00  
 Benefited Project Amount: \$45,000,000.00  
 Bond/Note Amount:

Annual Lease Payment: \$1  
 Federal Tax Status of Bonds:  
 Not For Profit: No

Date Project Approved: 03/23/1999  
 IDA Took Title or Leasehold Yes

Interest in the Property:  
 Date IDA Took Title 04/01/1999  
 or Leasehold Interest:  
 Year Financial Assistance is 2014  
 planned to End:

Notes: Bring new business to Yonkers quality housing for seniors. Promotes workforce housing by making empty nester homes available.

Location of Project

Address Line1: 537 Riverdale Avenue  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10705  
 Province Region:  
 Country: USA

Applicant Information

Applicant Name: CR riverdale LP  
 Address Line1: 537 Riverdale Avenue  
 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: \$244,906.2  
 Local Property Tax Exemption: \$275,873.4  
 School Property Tax Exemption: \$848,905.2  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$1,369,684.80  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Me	Payment Due Per Agree
County PILOTS:	\$156,368.22	\$156,368.22
Local PILOTS:	\$735,957.45	\$735,957.45
School District PILOTS:	\$0	\$0
Total PILOTS:	\$892,325.67	\$892,325.67

Net Exemptions: \$477,359.13

Project Employment Information

# of FTEs before IDA Status: 0  
 Original Estimate of Jobs to be created: 175  
 Average estimated annual salary of jobs to be created (at current market rates): 0 To: 0  
 Annualized salary Range of Jobs to be created: 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: 96  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 96

Project Status

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

**IDA Projects**

**General Project Information**

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

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 06/30/2006  
 or Leasehold Interest:  
 Year Financial Assistance is 2018  
 Planned to End:

Notes: Jumpstart development of Waterfront.  
 Provide population base of residents to  
 support Downtown development. Project  
 scheduled to pay full tax in 2009.

**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: \$686,428.66  
 Local Sales Tax Exemption: \$750,781.34  
 County Real Property Tax Exemption: \$69,031.39  
 Local Property Tax Exemption: \$77,760.07  
 School Property Tax Exemption: \$239,279.79  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$1,823,281.25

Total Exemptions Net of RPTL Section 485-b:

**PILOT Payment Information**

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$13,806.28	\$13,806.28
Local PILOTS: \$63,407.97	\$63,407.97
School District PILOTS: \$0	\$0
Total PILOTS: \$77,214.25	\$77,214.25

Net Exemptions: \$1,746,067

**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 To: 0  
 Annualized salary Range of jobs to be created: 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: 12  
 # of FTE Construction Jobs during fiscal year: 225  
 Net Employment Change: 12

**Project Status**

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



IDA Projects

General Project Information

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

Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purposes 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 or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 12/31/1991

or Leasehold Interest:  
Year Financial Assistance is 2036  
planned to End:

Notes: Multiphase project. Assist new employer in purchasing the former Gestetner site vacant office building. Assist Company expansionmore property, expansion of bui

Location of Project

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

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 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 Me	Payment Due Per Agree
County PILOTS: \$0	\$0
Local PILOTS: \$154,464.4	\$154,464.4
School District PILOTS: \$0	\$0
Total PILOTS: \$154,464.4	\$154,464.4

Net Exemptions: -\$154,464.4

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 To: 0  
Annualized salary Range of jobs to be created: 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: 539  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 539

Project Status

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

IDA Projects

General Project Information

Project Code: 55070706A  
 Project Type: Straight Lease  
 Project Name: Cross County/Brooks Shopping Centers LLC  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 07/11/2007  
 or Leasehold Interest:  
 Year Financial Assistance is 2012  
 planned to End:

Notes: 55 year old retail mall in need of major restoration. Upgrade and expansion of facilities will create an attraction bringing large numbers of peo

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  
 Address Line2: 401 Wilshire Boulevard, Ste 700  
 City: SANTA MONICA  
 State: CA  
 Zip - Plus4: 90401  
 Province Region:  
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$241,838.41  
 Local Sales Tax Exemption: \$264,510.77  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$900,000  
 Total Exemptions: \$1,406,349.18  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$1,406,349.18

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:	0 To: 0
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:	2,264
# of FTE Construction Jobs during fiscal year:	398
Net Employment Change:	310

Project Status

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

IDA Projects

General Project Information

Project Code: 55070701A  
Project Type: Straight Lease  
Project Name: Croton Heights  
  
Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purposes 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 or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 03/29/2007  
or Leasehold Interest:  
Year Financial Assistance is 2037  
planned to End:

Notes: Assist in HOPE VI redevelopment of  
Ashburton Avenue Corridor. Provide new  
quality affordable housing.

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

9.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$289,910.45  
Local Sales Tax Exemption: \$317,089.55  
County Real Property Tax Exemption: \$6,617.42  
Local Property Tax Exemption: \$7,454.16  
School Property Tax Exemption: \$22,937.59  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$644,009.17  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$11,622	\$11,622
Local PILOTS: \$53,378	\$53,378
School District PILOTS: \$0	\$0
Total PILOTS: \$65,000	\$65,000

Net Exemptions: \$579,009.17

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:	1
# of FTE Construction Jobs during fiscal year:	40
Net Employment Change:	1

Project Status

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



**IDA Projects**

General Project Information

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

Project part of another No  
Phase or multi phase:  
Original Project Code:

Project Purposes 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 or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 02/01/2008  
or Leasehold Interest:  
Year Financial Assistance 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

10.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$115,223.57  
Local Sales Tax Exemption: \$126,025.78  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$321,750  
Total Exemptions: \$562,999.35

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$562,999.35

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:	0
# of FTE Construction Jobs during fiscal year:	107
Net Employment Change:	0

Project Status

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

**IDA Projects**

**General Project Information**

Project Code: 55070101A  
Project Type: Bonds/Notes Issuance  
Project Name: Grayston Bakery  
  
Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purposes 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 or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 12/01/2001  
or Leasehold Interest:  
Year Financial Assistance is 2031  
planned to End:

Notes: Grow existing Yonkers business that provides jobs for a challenged population. Provides company job training. Built new facility.

**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: Grayston Foundation Inc  
Address Line1: 104 Alexander Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province Region:  
Country: USA

11.

**Project Tax Exemptions & PILOT Payment Information**

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$9,957.05  
Local Property Tax Exemption: \$11,216.07  
School Property Tax Exemption: \$34,513.57  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$55,686.69  
Total Exemptions Net of RPTL Section 485-b:

**PILOT Payment Information**

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$0	\$8,033.1
Local PILOTS: \$40,522.09	\$40,522.09
School District PILOTS: \$0	\$0
Total PILOTS: \$40,522.09	\$48,555.19

Net Exemptions: \$15,164.6

**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: 34  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (8)

**Project Status**

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

IDA Projects

General Project Information

Project Code: 55070305A  
 Project Type: Bonds/Notes Issuance  
 Project Name: Herriott St Jackson Terrace  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 03/16/2004  
 or Leasehold Interest:  
 Year Financial Assistance is 2036  
 planned to End:

Notes: Improve stock of workforce housing.  
 Property taxes calculated based on  
 assessed value which has not been  
 grieved in decades.

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

12.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$191,818.45  
 Local Property Tax Exemption: \$216,072.96  
 School Property Tax Exemption: \$664,889.99  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$1,072,781.40  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$12,276.66	\$12,276.66
Local PILOTS: \$65,032.22	\$65,032.22
School District PILOTS: \$0	\$0
Total PILOTS: \$77,308.88	\$77,308.88

Net Exemptions: \$995,472.52

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 To: 0  
 Annualized salary Range of jobs to be created: 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 outstanding debt for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

IDA Projects

General Project Information

Project Code: 55070704A  
 Project Type: Straight Lease  
 Project Name: Highland Senior Residence  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 06/21/2007  
 or Leasehold Interest:  
 Year Financial Assistance is 2038  
 planned to End:

Notes: Provide needed Senior housing at affordable rates and promote workforce housing by making empty nester homes available.

Location of Project

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

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

13.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$3,809.65  
 Local Property Tax Exemption: \$4,291.36  
 School Property Tax Exemption: \$13,205.19  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$21,306.20  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$3,809.65	\$3,809.65
Local PILOTS: \$17,496.55	\$17,496.55
School District PILOTS: \$0	\$0
Total PILOTS: \$21,306.2	\$21,306.2

Net Exemptions: \$0

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:	0
# of FTE Construction Jobs during fiscal year:	4
Net Employment Change:	0

Project Status

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

**IDA Projects**

General Project Information

Project Code: 55070201A  
 Project Type: Straight Lease  
 Project Name: Hudson Park Investors  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 08/08/2003  
 or Leasehold Interest:  
 Year Financial Assistance is 2015  
 planned to End:

Notes: Jumpstart development of Waterfront.  
 Provide population base of residents to  
 support Downtown development.

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

14.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$187,761.42  
 Local Property Tax Exemption: \$211,502.94  
 School Property Tax Exemption: \$650,827.32  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$1,050,091.68  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$187,761.42	\$187,761.42
Local PILOTS: \$862,330.26	\$862,330.26
School District PILOTS: \$0	\$0
Total PILOTS: \$1,050,091.68	\$1,050,091.68

Net Exemptions: \$0

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: 13  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 13

Project Status

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



**IDA Projects**

General Project Information

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

Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes

Interest in the Property:  
 Date IDA Took Title 06/05/1999  
 or Leasehold Interest:  
 Year Financial Assistance is 2019  
 planned to End:

Notes: "Provided incentives to bring a new company to Yonkers. Manufacturing, design and administrative jobs created; along with construction jobs during reno

Location of Project

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

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

15.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$32,530.47  
 Local Property Tax Exemption: \$36,643.79  
 School Property Tax Exemption: \$112,758.62  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$181,932.88  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agree
County PILOTS: \$21,085.63	\$21,085.63
Local PILOTS: \$111,657.26	\$111,657.26
School District PILOTS: \$0	\$0
Total PILOTS: \$132,742.89	\$132,742.89

Net Exemptions: \$49,189.99

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 To: 0  
 Annualized salary Range of jobs to be created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained.(at current market rates): 0  
 # of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 139  
 Net Employment Change: 139

Project Status

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

IDA Projects

General Project Information

Project Code: 55070401A  
 Project Type: Straight Lease  
 Project Name: Iliad Properties Atlantis Worldwide  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes Category: Manufacturing  
 Total Project Amount: \$1,357,000.00  
 Benefited Project Amount: \$1,357,000.00  
 Bond/Note Amount:  
 Annual Lease Payment: \$1  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 11/30/2004  
 IDA Took Title or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 09/13/2005  
 or Leasehold Interest:  
 Year Financial Assistance is 2008  
 planned to End:

Notes: Provided incentives to company to move corporation headquarters, showroom and warehouse to Yonkers. Acquisition and renovation of 10k sf. Building. New cons

Location of Project

Address Line1: 755 Nepperhan Ave  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10701  
 Province Region:  
 Country: USA

Applicant Information

Applicant Name: Iliad Properties LLC  
 Address Line1: 761 Nepperhan Avenue  
 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: \$4,910.49  
 Local Property Tax Exemption: \$5,531.4  
 School Property Tax Exemption: \$17,020.98  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$27,462.87  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$4,910.49	\$4,910.49
Local PILOTS: \$22,552.38	\$22,552.38
School District PILOTS: \$0	\$0
Total PILOTS: \$27,462.87	\$27,462.87

Net Exemptions: \$0

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 To: 0  
 Annualized salary Range of jobs to be created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained.(at current market rates): 0  
 # of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 9  
 Net Employment Change: 9

Project Status

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

IDA Projects

General Project Information

Project Code: 55070601A  
 Project Type: Bonds/Notes Issuance  
 Project Name: JME Associates - Salgra Realty  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes Category: Services  
 Total Project Amount: \$12,000,000.00  
 Benefited Project Amount: \$12,000,000.00  
 Bond/Note Amount: \$12,000,000.00  
 Annual Lease Payment:  
 Federal Tax Status of Bonds: Taxable  
 Not For Profit: No  
 Date Project Approved: 03/29/2006  
 IDA Took Title or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 02/25/1988  
 or Leasehold Interest:  
 Year Financial Assistance is 2026  
 planned to End:  
 Notes: Turn abandoned eyesore site into a thriving business.

Location of Project

Address Line1: 1839/ 1915-1919 Central Park Ave  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10710  
 Province Region:  
 Country: USA

Applicant Information

Applicant Name: JME Associates LLC  
 Address Line1: 1919 Central Park Avenue  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10710  
 Province Region:  
 Country: USA

17.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$16,574.46  
 Local Property Tax Exemption: \$18,670.22  
 School Property Tax Exemption: \$57,451.16  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$92,695.84  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$7,423.87	\$7,423.87
Local PILOTS: \$34,095.56	\$34,095.56
School District PILOTS: \$0	\$0
Total PILOTS: \$41,519.43	\$41,519.43

Net Exemptions: \$51,176.41

Project Employment Information

# of FTEs before IDA Status: 39  
 Original Estimate of Jobs to be created: 21  
 Average estimated annual salary of jobs to be created.(at current market rates): 0 To: 0  
 Annualized salary Range of jobs to be created: 0  
 Original Estimate of Jobs to be Retained: 39  
 Estimated average annual salary of jobs to be retained.(at current market rates): 0  
 Current # of FTEs: 48  
 # of FTE Construction Jobs during fiscal year: 0  
 Net Employment Change: 9

Project Status

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



IDA Projects

General Project Information

Project Code: 55070610A  
 Project Type: Straight Lease  
 Project Name: Jefferson Terrace LLC  
 Project part of another No  
 Phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 12/13/2006  
 or Leasehold Interest:  
 Year Financial Assistance is 2048  
 planned to End:

Notes: Improve stock of affordable workforce housing; quality of life for residents and workforce. Property tax calculated based on assessed value which has not be

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

18.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$69,241.66  
 Local Property Tax Exemption: \$77,996.93  
 School Property Tax Exemption: \$240,008.65  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$387,247.24  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$11,910	\$11,910
Local PILOTS: \$63,090	\$63,090
School District PILOTS: \$0	\$0
Total PILOTS: \$75,000	\$75,000

Net Exemptions: \$312,247.24

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 To: 0  
 Annualized salary Range of jobs to be created: 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 outstanding debt for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

IDA Projects

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 Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 12/21/2005  
 or Leasehold Interest:  
 Year Financial Assistance is 2038  
 planned to End:

Notes: Address blighted block of Main Street. Provide population base of residents to support Downtown development, as well as workforce affordable housing. PILOT P

Location of Project

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

Applicant Information

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

19.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$60,688.5  
 Local Property Tax Exemption: \$68,362.26  
 School Property Tax Exemption: \$210,361.28  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$339,412.04  
 Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$111,750	\$111,750
Local PILOTS: \$513,250	\$513,250
School District PILOTS: \$0	\$0
Total PILOTS: \$625,000	\$625,000

Net Exemptions: -\$285,587.96

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: 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 outstanding debt for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending 12/31/2008

Run Date: 09/28/2009

Status: CERTIFIED

IDA Projects

General Project Information

Project Code: 55079702A  
 Project Type: Bonds/Notes Issuance  
 Project Name: Michael Molotz Skilled Nursing Pavilion  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes Category: Civic Facility

Total Project Amount: \$15,000,000.00  
 Benefited Project Amount: \$15,000,000.00  
 Bond/Note Amount: \$15,000,000.00

Annual Lease Payment:  
 Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes  
 Date Project Approved: 04/20/1999  
 IDA Took Title or Leasehold Yes

Interest in the Property:  
 Date IDA Took Title 06/01/1999  
 or Leasehold Interest:  
 Year Financial Assistance is 2039  
 planned to End:

Notes: Issued tax exempt bonds to facilitate construction of nursing home and rehabilitation center. Created construction and new permanent jobs. Val

Location of Project

Address Line1: 120 O'Dell Ave  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10701  
 Province Region:  
 Country: USA

Applicant Information

Applicant Name: Michael Molotz Skilled Nursing Pav  
 Address Line1: 120 O'Dell Avenue  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10701  
 Province Region:  
 Country: USA

20.

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 Me	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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:	150
Average estimated annual salary of jobs to be created. (at current market rates):	0 To: 0
Annualized salary Range of jobs to be created:	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:	138.14
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	138.14

Project Status

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

**IDA Projects**

**General Project Information**

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

Project part of another No  
phase or multi phase:  
Original Project Code:

Project Purposes 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 or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 09/30/2005

or Leasehold Interest:  
Year Financial Assistance is 2037  
planned to End:

Notes: Improve stock of senior housing and promote workforce housing, by making empty nester homes available. Property taxes calculated based on assessed value

**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

21.

**Project Tax Exemptions & PILOT Payment Information**

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$90,912.15  
Local Property Tax Exemption: \$102,407.55  
School Property Tax Exemption: \$315,123.9  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$508,443.60  
Total Exemptions Net of RPTL Section 485-b:

**PILOT Payment Information**

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$11,356.05	\$11,356.05
Local PILOTS: \$55,167.95	\$55,167.95
School District PILOTS: \$0	\$0
Total PILOTS: \$66,524	\$66,524

Net Exemptions: \$441,919.6

**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 To: 0  
Annualized salary Range of Jobs to be created: 0  
Original Estimate of Jobs to be Retained: 7  
Estimated average annual salary of jobs to be retained.(at current market rates): 0  
# of FTE Construction Jobs during fiscal year: 0  
Current # of FTEs: 6  
Net Employment Change: (1)

**Project Status**

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

IDA Projects

General Project Information

Project Code: 55079704A  
Project Type: Straight Lease  
Project Name: Morris Industries

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

Total Project Amount: \$61,500,045.00  
Benefited Project Amount: \$61,500,045.00  
Bond/Note Amount:

Annual Lease Payment: \$1  
Federal Tax Status of Bonds:

Not For Profit: No  
Date Project Approved: 12/22/1997  
IDA Took Title or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 12/31/1997

or Leasehold Interest:  
Year Financial Assistance is 2045  
planned to End:

Notes: Jumpstart development of previously dormant land adjacent to NYS Thruway. Create new jobs; annual sales tax revenues. Bring people from around the r

Location of Project

Address Line1: Stew Leonard Dr. & Corporate Drive  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province Region:  
Country: USA

Applicant Information

Applicant Name: Morris Builders, LP  
Address Line1: 350 Veterans Boulevard  
Address Line2:  
City: RUTHERFORD  
State: NJ  
Zip - Plus4: 07070  
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: \$339,823.43  
Local Property Tax Exemption: \$382,792.46  
School Property Tax Exemption: \$1,177,911.7  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,900,527.59  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$379,585.7	\$379,585.7
Local PILOTS: \$692,193.73	\$692,193.73
School District PILOTS: \$0	\$0
Total PILOTS: \$1,071,779.43	\$1,071,779.43

Net Exemptions: \$828,748.16

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	950
Average estimated annual salary of jobs to be created.(at current market rates):	0
Annualized salary Range of Jobs to be created:	0
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at current market rates):	0
# of FTE Construction Jobs during fiscal year:	352
Current # of FTEs:	0
Net Employment Change:	352

Project Status

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



IDA Projects

General Project Information

Project Code: 55070502A  
Project Type: Straight Lease  
Project Name: Nepperhan Heights Associates, LLC  
Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purposes Category: Finance, Insurance and Real Estate

Total Project Amount: \$10,700,000.00  
Benefited Project Amount: \$10,700,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:

Not For Profit: No  
Date Project Approved: 05/24/2005  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 06/03/2005  
or Leasehold Interest:  
Year Financial Assistance is 2008  
planned to End:

Notes: "Assist investor to develop new commercial artist loft space in old, underutilized carpet mill building. New jobs, new taxes and improved buildin

Location of Project

Address Line1: "523, 540 and 578 Nepperhan Ave"  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province Region:  
Country: USA

Applicant Information

Applicant Name: Nepperhan Heights Associates  
Address Line1: 369 East 62nd Street  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10021  
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 Me	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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: 2  
Average estimated annual salary of jobs to be created.(at current market rates): 0 To: 0  
Annualized salary Range of jobs to be created: 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 outstanding debt for this project: Yes  
IDA does not hold title to the property: Yes  
The project receives no tax exemptions: Yes

**IDA Projects**

**General Project Information**

Project Code: 55070302A  
 Project Type: Straight Lease  
 Project Name: POP Displays, Inc  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes Category: Manufacturing  
 Total Project Amount: \$17,000,000.00  
 Benefited Project Amount: \$8,500,000.00  
 Bond/Note Amount:  
 Annual Lease Payment: \$1  
 Federal Tax Status of Bonds:  
 Not For Profit: No  
 Date Project Approved: 09/15/2004  
 IDA Took Title or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 10/15/2004  
 or Leasehold Interest:  
 Year Financial Assistance is 2015  
 planned to End:

Notes: Bring new business to Yonkers, many new jobs.Fill vacant facility.PILOT terminated 10/07.

**Location of Project**

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

**Applicant Information**

Applicant Name: DIAM International  
 Address Line1: 555 Tuckahoe Rd  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10710  
 Province Region:  
 Country: USA

24.

**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 Me	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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:	800
Average estimated annual salary of jobs to be created.(at current market rates):	0
Annualized salary Range of jobs to be created:	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:	706
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	706

**Project Status**

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

IDA Projects

General Project Information

Project Code: 55070304A  
Project Type: Straight Lease  
Project Name: Parkledge Apartments  
  
Project part of another No  
Phase or multi phase:  
Original Project Code:  
Project Purposes 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 or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 03/01/2003  
or Leasehold Interest:  
Year Financial Assistance 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

25.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$82,872.3  
Local Property Tax Exemption: \$93,351.1  
School Property Tax Exemption: \$287,255.8  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$463,479.20  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agree
County PILOTS: \$57,583.16	\$57,583.16
Local PILOTS: \$245,965.38	\$245,965.38
School District PILOTS: \$0	\$0
Total PILOTS: \$303,548.54	\$303,548.54

Net Exemptions: \$159,930.66

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 To: 0
Annualized salary Range of jobs to be created:	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:	16
# 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 outstanding debt for this project: No  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No



**IDA Projects**

General Project Information

Project Code: 55079805A  
 Project Type: Bonds/Notes Issuance  
 Project Name: Phillipsburg Hall Associates  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 12/23/1999  
 or Leasehold Interest:  
 Year Financial Assistance is 2020  
 planned to End:

Notes: Renovate historic building in heart of  
 downtown. Help spur redevelopment of  
 blighted of aging Downtown district.  
 Attract people from all areas to Downtown

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: \$14,966.49  
 Local Property Tax Exemption: \$14,633.74  
 School Property Tax Exemption: \$51,877.54  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$81,477.77  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agree
County PILOTS: \$0	\$5,292.8
Local PILOTS: \$0	\$26,707.2
School District PILOTS: \$0	\$0
Total PILOTS: \$0	\$32,000

Net Exemptions: \$81,477.77

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 To: 0  
 Annualized salary Range of jobs to be created: 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: No  
 There is no outstanding debt for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

**IDA Projects**

General Project Information

Project Code: 55070702A  
 Project Type: Straight Lease  
 Project Name: Ridgehill Village  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 08/02/2007  
 or Leasehold Interest:  
 Year Financial Assistance 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.

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: \$1,477,868.88  
 Local Sales Tax Exemption: \$1,616,419.08  
 County Real Property Tax Exemption: \$0  
 Local Property Tax Exemption: \$0  
 School Property Tax Exemption: \$0  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$3,094,287.96  
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$3,094,287.96

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 To: 0  
 Annualized salary Range of jobs to be created: 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  
 # of FTE Construction Jobs during fiscal year: 254  
 Net Employment Change: (199)

Project Status

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

Annual Report for Yonkers Industrial Development Agency  
Fiscal Year Ending 12/31/2008

Run Date: 09/28/2009  
Status: CERTIFIED

IDA Projects

General Project Information

Project Code: 55070707A  
Project Type: Bonds/Notes Issuance  
Project Name: Riverview II Preservation, L.P.  
  
Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purposes 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 or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 12/27/2007

or Leasehold Interest:  
Year Financial Assistance is 2037

planned to End:

Notes: Improve stock of affordable housing;  
quality of life for residents.  
Previously a HUD project. Property  
taxes calculated based on assessed value

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: \$148,059.7  
Local Sales Tax Exemption: \$161,940.3  
County Real Property Tax Exemption: \$516,220.22  
Local Property Tax Exemption: \$581,493.76  
School Property Tax Exemption: \$1,789,346.39  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$3,197,060.37  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agree
County PILOTS: \$37,548	\$37,548
Local PILOTS: \$172,452	\$172,452
School District PILOTS: \$0	\$0
Total PILOTS: \$210,000	\$210,000

Net Exemptions: \$2,987,060.37

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 To: 0  
Annualized salary Range of jobs to be created: 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: 3  
Net Employment Change: (2)

Project Status

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

IDA Projects

General Project Information

Project Code: 55070202A  
Project Type: Straight Lease  
Project Name: SUMA Federal Credit Union  
  
Project part of another No  
Phase or multi phase:  
Original Project Code:  
Project Purposes 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 or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 08/01/2002  
or Leasehold Interest:  
Year Financial Assistance 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: \$26,271.76  
Local Property Tax Exemption: \$29,593.69  
School Property Tax Exemption: \$91,064.38  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$146,929.83  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$6,888.5	\$6,888.5
Local PILOTS: \$36,477.52	\$36,477.52
School District PILOTS: \$0	\$0
Total PILOTS: \$43,366.02	\$43,366.02

Net Exemptions: \$103,563.81

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 To: 0
Annualized salary Range of jobs to be created:	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:	25
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	10

Project Status

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

IDA Projects

General Project Information

Project Code: 55070608A  
Project Type: Bonds/Notes Issuance  
Project Name: Sacred Heart Associates, LP  
  
Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purposes 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 or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 09/27/2006  
or Leasehold Interest:  
Year Financial Assistance is 2037  
planned to End:

Notes: Improve stock of senior housing and promote workforce housing, by making empty nester homes available. Property taxes calculated based on assessed value

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

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Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$127,957.31  
Local Property Tax Exemption: \$125,112.43  
School Property Tax Exemption: \$443,531.53  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$696,601.27  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agree
County PILOTS: \$6,352	\$6,352
Local PILOTS: \$33,648	\$33,648
School District PILOTS: \$0	\$0
Total PILOTS: \$40,000	\$40,000

Net Exemptions: \$656,601.27

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
Original Estimate of Jobs to be Retained:	5
Estimated average annual salary of jobs to be retained. (at current market rates):	0
# of FTE Construction Jobs during fiscal year:	0
Current # of FTEs:	8
Net Employment Change:	3

Project Status

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



**IDA Projects**

General Project Information

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

Project part of another No  
phase or multi phase:  
Original Project Code:  
Project Purposes 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 or Leasehold: Yes

Interest in the Property:  
Date IDA Took Title: 05/27/2004

or Leasehold Interest:  
Year Financial Assistance 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 Me	Payment Due Per Agree
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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:	326
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	97

Project Status

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

**IDA Projects**

General Project Information

Project Code: 55070104A  
 Project Type: Bonds/Notes Issuance  
 Project Name: Sarah Lawrence College  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes

Interest in the Property:  
 Date IDA Took Title 06/05/2001  
 or Leasehold Interest:  
 Year Financial Assistance 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

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

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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 Ma	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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 To: 0  
 Annualized salary range of jobs to be created: 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: No  
 There is no outstanding debt for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No



**IDA Projects**

**General Project Information**

Project Code: 55070001A  
 Project Type: Straight Lease  
 Project Name: St. Casimirs, LP  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 03/15/2000  
 or Leasehold Interest:  
 Year Financial Assistance is 2019  
 Planned to End:

Notes: Improve stock of Senior Housing and allow empty nesters to make workforce homes available. Property taxes calculated based on assessed value which

**Location of Project**

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

**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 Tax Exemptions & PILOT Payment Information**

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$224,645.78  
 Local Property Tax Exemption: \$253,051.15  
 School Property Tax Exemption: \$778,677.59  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$1,256,374.52  
 Total Exemptions Net of RPIL Section 485-b:

**PILOT Payment Information**

	Actual Payment Me	Payment Due Per Agree
County PILOTS:	\$4,764	\$4,764
Local PILOTS:	\$25,236	\$25,236
School District PILOTS:	\$0	\$0
Total PILOTS:	\$30,000	\$30,000

Net Exemptions: \$1,226,374.52

**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 To: 0  
 Annualized salary Range of jobs to be created: 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: 6  
 # 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 outstanding debt for this project: No  
 IDA does not hold title to the property: No  
 The project receives no tax exemptions: No

**IDA Projects**

General Project Information

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

Project part of another No  
 phase or multi phase:  
 Original Project Code:

Project Purposes 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 or Leasehold Yes

Interest in the Property:  
 Date IDA Took Title 02/14/2001

or Leasehold Interest:  
 Year Financial Assistance is 2031  
 planned to End:

Notes: Issued bonds to facilitate the  
 refinancing of a variety of formerly  
 issued bonds and mortgages.

Location of Project

Address Line1: 967 North Broadway  
 Address Line2:

City: YONKERS

State: NY

Zip - Plus4: 10701

Province Region:

Country: USA

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 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 Me	Payment Due Per Agree
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

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 To: 0  
 Annualized salary range of jobs to be created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained.(at current market rates): 0

# of FTE Construction Jobs during fiscal year: 0  
 Current # of FTEs: 1,870  
 Net Employment Change: 442

Project Status

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

**IDA Projects**

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General Project Information

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

Project part of another No

phase or multi phase:

Original Project Code:

Project Purposes 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 or Leasehold Yes

Interest in the Property:

Date IDA Took Title 03/31/1998

or Leasehold Interest:

Year Financial Assistance 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 Me Payment Due Per Agree

County PILOTS: \$0  
Local PILOTS: \$0  
School District PILOTS: \$0  
Total PILOTS: \$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 To: 0  
Annualized salary Range of jobs to be created: 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: 831.1  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 831.1

Project Status

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

**IDA Projects**

General Project Information

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

Project part of another No  
 phase or multi phase:  
 Original Project Code:

Project Purposes 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 or Leasehold Yes

Interest in the Property:  
 Date IDA Took Title 03/31/1993

or Leasehold Interest:  
 Year Financial Assistance 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

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 Me	Payment Due Per Agree
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained. (at current market rates):	0
# of FTE Construction Jobs during fiscal year:	0
Current # of FTEs:	0
Net Employment Change:	0

Project Status

Current Year Is Last Year for reporting: No  
 There is no outstanding debt 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: 55070301A  
Project Type: Straight Lease  
Project Name: Stewart EFI

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

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: 04/29/2003  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 04/29/2003  
or Leasehold Interest:

Year Financial Assistance is 2018  
planned to End:

Notes: Installment plan negotiated. To be paid  
in full by 6/30/2009.

Location of Project

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

Applicant Information

Applicant Name: Stewart EFI  
Address Line1: 630 Central Park 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: \$58,090.39  
Local Property Tax Exemption: \$65,435.64  
School Property Tax Exemption: \$201,355.6  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$324,881.63  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Me	Payment Due Per Agree
County PILOTS: \$23,236.15		\$58,090.39
Local PILOTS: \$106,716.49		\$266,791.24
School District PILOTS: \$0		\$0
Total PILOTS: \$129,952.64		\$324,881.63

Net Exemptions: \$194,928.99

Project Employment Information

	# of FTEs before IDA Status:	195
Original Estimate of Jobs to be created:	12	
Average estimated annual salary of jobs to be created. (at current market rates):	0	To: 0
Annualized salary Range of jobs to be created:	0	
Original Estimate of Jobs to be Retained:	195	
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: (195)		

Project Status

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



**IDA Projects**

**General Project Information**

Project Code: 55070801A  
 Project Type: Bonds/Notes Issuance  
 Project Name: The Center for Family Support  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold No

Interest in the Property:

Date IDA Took Title

or Leasehold Interest:

Year Financial Assistance is 2038

planned to End:

Notes: Residential and habilitation facility  
 for developmentally disabled adults.

**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 Me Payment Due Per Agree

County PILOTS: \$0  
 Local PILOTS: \$0  
 School District PILOTS: \$0  
 Total PILOTS: \$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 To: 0  
 Annualized salary Range of jobs to be created: 0  
 Original Estimate of Jobs to be Retained: 0  
 Estimated average annual salary of jobs to be retained. (at current market rates): 22,880

# of FTE Construction Jobs during fiscal year: 10  
 Current # of FTEs: 0  
 Net Employment Change: 0

**Project Status**

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



**IDA Projects**

General Project Information

Project Code: 55070611A  
Project Type: Straight Lease  
Project Name: Velocity at Greystone

Project part of another No  
phase or multi phase:  
Original Project Code:

Project Purposes Category: Finance, Insurance and Real Estate

Total Project Amount: \$20,400,000.00  
Benefited Project Amount: \$20,400,000.00

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

Not For Profit: No  
Date Project Approved: 12/28/2006  
IDA Took Title or Leasehold Yes  
Interest in the Property:  
Date IDA Took Title 12/28/2006  
or Leasehold Interest:

Year Financial Assistance is 2019  
planned to End:

Notes: Incentive provided to support  
affordable component of the tenant  
mix. New construction jobs and permanent  
jobs. Originally approved as the Milleni

Location of Project

Address Line1: 1073 Warburton Avenue & 40 Harrima  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province Region:  
Country: USA

Applicant Information

Applicant Name: Velocity at Greystone LLC  
Address Line1: 5 Marine View Plaza  
Address Line2: Suite 401  
City: HOBOKEN  
State: NJ  
Zip - Plus4: 07030  
Province Region:  
Country: USA

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Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$217.4  
Local Sales Tax Exemption: \$237.78  
County Real Property Tax Exemption: \$4,465.21  
Local Property Tax Exemption: \$5,029.81  
School Property Tax Exemption: \$15,477.51  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$25,427.71  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$5,236.59	\$5,236.59
Local PILOTS: \$24,050.83	\$24,050.83
School District PILOTS: \$0	\$0
Total PILOTS: \$29,287.42	\$29,287.42

Net Exemptions: -\$3,859.71

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
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 outstanding debt for this project: No  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

**IDA Projects**

General Project Information

Project Code: 55079302A  
 Project Type: Bonds/Notes Issuance  
 Project Name: Westchester School For Special Children  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes Category: Civic Facility

Total Project Amount: \$4,500,000.00  
 Benefited Project Amount: \$4,055,000.00  
 Bond/Note Amount: \$4,055,000.00

Annual Lease Payment:  
 Federal Tax Status of Bonds: Tax Exempt  
 Not For Profit: Yes

Date Project Approved: 11/16/1992  
 IDA Took Title or Leasehold Yes

Interest in the Property:  
 Date IDA Took Title 11/16/1993  
 or Leasehold Interest:

Year Financial Assistance is 2023  
 planned to End:

Notes: Incentive provided to support acquisition of site and renovation of 32k sf. facility. Previously vacant building now provides permanent jobs & a

Location of Project

Address Line1: 45 Park Avenue  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10701  
 Province Region:  
 Country: USA

Applicant Information

Applicant Name: Westchester School for Special Chi  
 Address Line1: 45 Park Avenue  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10703  
 Province Region:  
 Country: USA

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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 Me	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$0	\$0
Total PILOTS: \$0	\$0

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status:	174
Original Estimate of Jobs to be created:	66
Average estimated annual salary of jobs to be created. (at current market rates):	0
Annualized salary Range of jobs to be created:	0
Original Estimate of Jobs to be Retained:	174
Estimated average annual salary of jobs to be retained. (at current market rates):	0
# of FTE Construction Jobs during fiscal year:	0
Current # of FTEs:	228
Net Employment Change:	54

Project Status

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

**IDA Projects**

**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 Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 12/14/2006  
 or Leasehold Interest:  
 Year Financial Assistance is planned to End: 2028

Notes: Improve stock of affordable workforce housing; quality of life for residents and workforce. Property tax calculated based on assess value which have not been

**Location of Project**

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

**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 Tax Exemptions & PILOT Payment Information**

State Sales Tax Exemption: \$0  
 Local Sales Tax Exemption: \$0  
 County Real Property Tax Exemption: \$233,811.21  
 Local Property Tax Exemption: \$263,375.5  
 School Property Tax Exemption: \$810,447.22  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$1,307,633.93  
 Total Exemptions Net of RPTL Section 485-b:

**PILOT Payment Information**

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$38,861.84	\$100,000
School District PILOTS: \$0	\$0
Total PILOTS: \$38,861.84	\$100,000

Net Exemptions: \$1,268,772.09

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

**Project Status**

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

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**IDA Projects**

**General Project Information**

Project Code: 55070403A  
 Project Type: Straight Lease  
 Project Name: Yonkers Alexander Street Redevelopment, Inc.  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes Category: Other Categories

Total Project Amount: \$3,000,000.00  
 Benefited Project Amount: \$3,000,000.00  
 Bond/Note Amount:  
 Annual Lease Payment: \$1

Federal Tax Status of Bonds:  
 Not For Profit: Yes  
 Date Project Approved: 04/27/2007  
 IDA Took Title or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 10/08/2004  
 or Leasehold Interest:

Year Financial Assistance is 2008  
 planned to End:

Notes: Perform cleanup of Brownfield site and get city owned property in hands of private sector to develop and build value.

**Location of Project**

Address Line1: "3,33 Water Grant; 79,85,91 Alexan  
 Address Line2:  
 City: YONKERS  
 State: NY  
 Zip - Plus4: 10701  
 Province Region:  
 Country: USA

**Applicant Information**

Applicant Name: Yonkers Alexander Street Redevelop  
 Address Line1: 470 Nepperhan Avenue  
 Address Line2: Suite 304  
 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: \$0.00

**PILOT Payment Information**

Actual Payment Me	Payment Due Per Agre
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained (at current market rates):	0
To: 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 outstanding debt for this project: Yes  
 IDA does not hold title to the property: Yes  
 The project receives no tax exemptions: Yes

**IDA Projects**

**General Project Information**

Project Code: 55070705A  
 Project Type: Straight Lease  
 Project Name: Yonkers Lodging Partners/Residence Inn  
 Project part of another No  
 phase or multi phase:  
 Original Project Code:  
 Project Purposes 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 or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 11/15/2007  
 or Leasehold Interest:  
 Year Financial Assistance 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: \$175,111.43  
 Local Sales Tax Exemption: \$191,528.13  
 County Real Property Tax Exemption: \$3,463.32  
 Local Property Tax Exemption: \$3,901.24  
 School Property Tax Exemption: \$12,004.72  
 Mortgage Recording Tax Exemption: \$0  
 Total Exemptions: \$386,008.84  
 Total Exemptions Net of RPTL Section 485-b:

**PILOT Payment Information**

	Actual Payment Me	Payment Due Per Agree
County PILOTS: \$5,364		\$5,364
Local PILOTS: \$24,636		\$24,636
School District PILOTS: \$0		\$0
Total PILOTS: \$30,000		\$30,000

Net Exemptions: \$356,008.84

**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 To: 0  
 Annualized salary Range of jobs to be created: 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: 64  
 Net Employment Change: 0

**Project Status**

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



**IDA Projects**

General Project Information

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

Project part of another No  
phase or multi phase:  
Original Project Code:

Project Purposes 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 or Leasehold Yes

Interest in the Property:  
Date IDA Took Title 08/12/2005

or Leasehold Interest:  
Year Financial Assistance is 2017  
planned to End:

Notes: Help a dying Yonkers business come back and expand beyond any previous level of production. New construction and permanent jobs. New tax dollars, attract

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

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Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$715,319.83  
Local Property Tax Exemption: \$835,196.98  
School Property Tax Exemption: \$1,734,833.55  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$3,285,350.36  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Me	Payment Due Per Agree
County PILOTS: \$447,000	\$447,000
Local PILOTS: \$2,053,000	\$2,053,000
School District PILOTS: \$0	\$0
Total PILOTS: \$2,500,000	\$2,500,000

Net Exemptions: \$785,350.36

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	To: 0
Annualized salary range of jobs to be created:	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:	797	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	476	

Project Status

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



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**IDA Projects**

**General Project Information**  
 Project Code: 55070303A  
 Project Type: Straight Lease  
 Project Name: iPark nValley, LLC

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

Total Project Amount: \$14,000,000.00  
 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: 04/29/2003  
 IDA Took Title or Leasehold Yes  
 Interest in the Property:  
 Date IDA Took Title 03/01/2003  
 or Leasehold Interest:  
 Year Financial Assistance is 2008  
 planned to End:

Notes: Jumpstart economic development turnaround in the nValley corridor. Redevelopment of abandoned location to serve as an example of what could be in

**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 Me	Payment Due Per Agree
County PILOTS: \$0	\$0
Local PILOTS: \$0	\$0
School District PILOTS: \$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:	50
Average estimated annual salary of jobs to be created. (at current market rates):	0 To: 0
Annualized salary Range of jobs to be created:	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:	65
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	65

**Location of Project**

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

**Project Status**

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

**Applicant Information**

Applicant Name: I Park N Valley  
 Address Line1: 485 West Putnam Avenue  
 Address Line2:  
 City: GREENWICH  
 State: CT  
 Zip - Plus4: 06830  
 Province Region:  
 Country: USA

**Annual Report for Yonkers Industrial Development Agency  
Fiscal Year Ending 12/31/2008**

**Run Date: 09/28/2009  
Status: CERTIFIED**

**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
45	\$26,240,056.24	\$7,847,076.39	\$18,392,979.85	3,984.24

Annual Report for Yonkers Industrial Development Agency  
Fiscal Year Ending 12/31/2008

Run Date: 09/28/2009  
Status: CERTIFIED

Additional Comments: