

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

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	https://yonkersida.com/wp-content/uploads/2023/03/2023-Annual-Report-1.pdf
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://yonkersida.com/wp-content/uploads/2024/04/Final-2023-Yonkers-IDA-Internal-ControlsLtr.pdf
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	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	https://yonkersida.com/wp-content/uploads/2023/03/Organizational-Chart-2022.pdf
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	https://yonkersida.com/wp-content/uploads/2023/03/2022-Mission-Statement.pdf
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		https://yonkersida.com/wp-content/uploads/2024/04/2023-IDA-Measurement-Report.pdf

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024
 Status: CERTIFIED
 Certified Date: 04/24/2024

Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://yonkersida.com/wp-content/uploads/2023/03/YONKERS-IDA-COMMITTEES.pdf
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		https://yonkersida.com/notices-meetings/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://yonkersida.com/wp-content/uploads/2023/03/YIDA-By-Laws-6-22-16.pdf
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://yonkersida.com/wp-content/uploads/2023/01/Code-of-Ethics.pdf
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://yonkersida.com/policy/

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Board of Directors Listing

Name	Anderson, Marlyn	Nominated By	Ex-Officio
Chair of the Board	No	Appointed By	Ex-Officio
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	11/5/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	11/05/2025	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Djonbalaj, Henry	Nominated By	Ex-Officio
Chair of the Board	No	Appointed By	Ex-Officio
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/19/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	05/31/2019	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Name	Espiritu, Roberto	Nominated By	Ex-Officio
Chair of the Board	No	Appointed By	Ex-Officio
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/7/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	05/31/2024	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Gjonaj, Victor	Nominated By	Other
Chair of the Board	No	Appointed By	Ex-Officio
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/13/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	09/13/2027	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Name	Nacerino, Melissa	Nominated By	Ex-Officio
Chair of the Board	No	Appointed By	Ex-Officio
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	3/30/2016	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	05/31/2025	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Singer, Cecile	Nominated By	Ex-Officio
Chair of the Board	No	Appointed By	Ex-Officio
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	1/24/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	05/31/2026	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Name	Spano, Michael	Nominated By	Other
Chair of the Board	Yes	Appointed By	Other
If yes, Chair Designated by	By Virtue of Position	Confirmed by Senate?	No
Term Start Date	1/1/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Ex-Officio	Complied with Training Requirement of Section 2824?	Yes
Title	Mayor	Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?	No	Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	Yes

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Bennis, Michael	Financial Assistant	Administrative and Clerical				FT	No	\$72,100.00	\$72,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,100.00	No	
Cavanaugh, James E	President & CEO	Executive				PT	No	\$80,000.00	\$52,307.69	\$0.00	\$0.00	\$0.00	\$0.00	\$52,307.69	No	
Khan, Fiona	Administrative Assistant	Administrative and Clerical	YONKERS INDUSTRIAL DEVELOPMENT AGENCY	N/A	N/A	FT	No	\$69,960.00	\$69,960.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,960.00	No	
McGill, Jaime	Executive Director	Executive				FT	No	\$150,000.00	\$153,000.00	\$0.00	\$0.00	\$0.00	\$4,200.00	\$157,200.00	No	
Oommen, Siby S	CFO	Executive				FT	No	\$97,850.00	\$97,082.69	\$0.00	\$0.00	\$0.00	\$3,000.00	\$100,082.69	No	

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
---	----

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Anderson, Marlyn	Board of Directors												X	
Djonbalaj, Henry	Board of Directors												X	
Espiritu, Roberto	Board of Directors												X	
Gjonaj, Victor	Board of Directors												X	
Nacerino, Melissa	Board of Directors												X	
Singer, Cecile	Board of Directors												X	
Spano, Michael	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
McGill, Jaime	Executive Director												X	

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Subsidiary/Component Unit Verification

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

Name of Subsidiary/Component Unit	Status
-----------------------------------	--------

Request Subsidiary/Component Unit Change

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

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
-----------------------------------	--------------------	--------------------------------------

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
-----------------------------------	------------------	------------------------	------------------------------------

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$5,073,226.00
	Investments		\$0.00
	Receivables, net		\$69,734.00
	Other assets		\$396,046.00
	Total current assets		\$5,539,006.00
Noncurrent Assets			
	Restricted cash and investments		\$399,177.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$1,927,458.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$1,927,458.00
	Total noncurrent assets		\$2,326,635.00
Total assets			\$7,865,641.00
Liabilities			
Current Liabilities			
	Accounts payable		\$78,062.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$595,971.00
	Deferred revenues		\$33,244.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$38,150.00
	Total current liabilities		\$745,427.00
Noncurrent Liabilities			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

	Pension contribution payable		\$457,876.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$131,984.00
	Other long-term obligations		\$425,000.00
	Total noncurrent liabilities		\$1,014,860.00
Total liabilities			\$1,760,287.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$1,370,474.00
	Restricted		\$111,282.00
	Unrestricted		\$4,623,598.00
	Total net assets		\$6,105,354.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$1,403,395.00
	Rental and financing income		\$0.00
	Other operating revenues		\$220,557.00
	Total operating revenue		\$1,623,952.00
Operating Expenses			
	Salaries and wages		\$447,586.00
	Other employee benefits		\$210,383.00
	Professional services contracts		\$357,506.00
	Supplies and materials		\$11,034.00
	Depreciation and amortization		\$551,105.00
	Other operating expenses		\$506,203.00
	Total operating expenses		\$2,083,817.00
Operating income (loss)			(\$459,865.00)
Nonoperating Revenues			
	Investment earnings		\$0.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$128,012.00
	Total nonoperating revenue		\$128,012.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		(\$331,853.00)
Capital contributions			\$0.00
Change in net assets			(\$331,853.00)
Net assets (deficit) beginning of year			\$6,437,207.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$6,105,354.00

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Current Debt

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

New Debt Issuances

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	163,206,376.00	0.00	8,538,700.00	154,667,676.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	163,206,376.00	0.00	8,538,700.00	154,667,676.00

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Real Property Acquisition/Disposal List

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

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Personal Property

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

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

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	https://yonkersida.com/wp-content/uploads/2023/03/2022-Property-Schedule.pdf
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	https://yonkersida.com/wp-content/uploads/2023/01/Disposition-of-Real-Property-1.pdf
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55070006A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	11-23 St Casimir Avenue LP	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$5,235.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,235.55	
Original Project Code		School Property Tax Exemption	\$21,029.45	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions	\$37,500.00	
Benefited Project Amount	\$9,695,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$9,695,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT	\$5,235.00	\$5,235.00
Not For Profit	No	Local PILOT	\$11,235.55	\$11,235.55
Date Project approved	12/18/2000	School District PILOT	\$21,029.45	\$21,029.45
Did IDA took Title to Property	Yes	Total PILOT	\$37,500.00	\$37,500.00
Date IDA Took Title to Property	12/28/2000	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes	Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been grieved for decades. Converted warehouse building to Senior Housing. Allow empty nesters to make workforce home			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	11-23 Casmir Avenue	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	Arco Management			
Address Line1	4 Executive Drive	Project Status		
Address Line2				
City	SUFFERN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Country	USA		
----------------	-----	--	--

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072308A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	155 Elliot LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$57,000.00	
Total Project Amount	\$5,553,000.00	Total Exemptions		\$57,000.00	
Benefited Project Amount	\$568,332.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	10/24/2023	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	10/24/2023	Net Exemptions		\$57,000.00	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	155 Elliot St	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		75,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		75,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10705	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		20.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Moshe Blum				
Address Line1	1201 43rd St	Project Status			
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11219	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072202A				
Project Type	Lease	State Sales Tax Exemption	\$158,333.47		
Project Name	1969 Central Park Ave	Local Sales Tax Exemption	\$192,968.92		
		County Real Property Tax Exemption	\$2,175.72		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,858.71		
Original Project Code		School Property Tax Exemption	\$9,093.98		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$15,768,000.00	Total Exemptions	\$367,430.80		
Benefited Project Amount	\$2,396,579.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$2,175.72	\$2,175.72
Not For Profit	No		Local PILOT	\$4,858.71	\$4,858.71
Date Project approved	3/31/2022		School District PILOT	\$9,093.98	\$9,093.98
Did IDA took Title to Property	Yes		Total PILOT	\$16,128.41	\$16,128.41
Date IDA Took Title to Property	5/31/2022		Net Exemptions	\$351,302.39	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	The project will have retail space on the first floor of 5,815 square feet and five stories above of a self storage facility of 91,181 square feet. They will also have Tesla super charging EV stations in the parking lot. *# of FTE before IDA should be 0*				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	1955 Central Park Ave	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	36,250.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	24,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	10710	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,250.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	45.00		
Applicant Information		Net Employment Change	-3.00		
Applicant Name	1969 Central Park Ave LLC				
Address Line1	1955 Central Park Ave	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10710	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070802A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	326 Riverdale Owners LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$37,146.47	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$82,953.50	
Original Project Code		School Property Tax Exemption		\$155,263.03	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$54,067,586.00	Total Exemptions		\$275,363.00	
Benefited Project Amount	\$28,300,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$37,146.47
Not For Profit	No			Local PILOT	\$82,953.50
Date Project approved	12/3/2008			School District PILOT	\$155,263.03
Did IDA took Title to Property	Yes			Total PILOT	\$275,363.00
Date IDA Took Title to Property	12/31/2008			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Develop new affordable workforce housing on formerly vacant lots. Construction was completed in 2011.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	330 Riverdale Avenue	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	40,000.00	To:	45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10705	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	326 Riverdale Owners LLC	Project Status			
Address Line1	1865 Palmer Avenue				
Address Line2					
City	LARCHMONT	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10538	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071708A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	411 Bronx River Road	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,240.91	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$18,403.16	
Original Project Code		School Property Tax Exemption	\$34,444.96	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,000,000.00	Total Exemptions	\$61,089.03	
Benefited Project Amount	\$277,344.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$8,240.91	\$8,240.91
Not For Profit	No	Local PILOT	\$18,403.16	\$18,403.16
Date Project approved	5/31/2017	School District PILOT	\$34,444.96	\$34,444.96
Did IDA took Title to Property	Yes	Total PILOT	\$61,089.03	\$61,089.03
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	Multi-family building of appx 44 apartments. Project given MRTE in 2017 under our YEDC			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	411 Bronx River Road	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	20,000.00	To: 20,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10704	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	20,000.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	"411 Bronx River Road Development, LLC"	Project Status		
Address Line1	PO Box 9			
Address Line2				
City	PURCHASE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10577	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072304A				
Project Type	Lease	State Sales Tax Exemption		\$12,847.03	
Project Name	44 Hudson - Miroza Tower	Local Sales Tax Exemption		\$15,657.31	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$133,571,451.00	Total Exemptions		\$28,504.34	
Benefited Project Amount	\$19,440,964.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	7/13/2023	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$28,504.34		
Year Financial Assistance is Planned to End	2045	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	44 Hudson St	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,571.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	60,000.00	To:	90,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	100.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Miroza Tower LLC				
Address Line1	PO BOX 155	Project Status			
Address Line2					
City	LAWRENCE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11559	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071410A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	555 Storage Group Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$36,465.49	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$81,432.79	
Original Project Code		School Property Tax Exemption	\$152,416.72	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$20,000,000.00	Total Exemptions	\$270,315.00	
Benefited Project Amount	\$923,250.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$36,465.49	\$36,465.49
Not For Profit	No	Local PILOT	\$81,432.79	\$81,432.79
Date Project approved	9/24/2014	School District PILOT	\$152,416.72	\$152,416.72
Did IDA took Title to Property	Yes	Total PILOT	\$270,315.00	\$270,315.00
Date IDA Took Title to Property	10/1/2014	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Construction of 150 room hotel. Project given MRTE in 2017 under our YEDC			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	555 Tuckahoe Road	Original Estimate of Jobs to be Created	50.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	22,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10710	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	37.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	37.00	
Applicant Name	555 Storage Group Inc.			
Address Line1	120 Old Post Road	Project Status		
Address Line2				
City	RYE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10580	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55072006A			
Project Type	Lease	State Sales Tax Exemption	\$31,120.13	
Project Name	56 Prospect	Local Sales Tax Exemption	\$37,927.66	
		County Real Property Tax Exemption	\$3,518.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,857.25	
Original Project Code		School Property Tax Exemption	\$14,706.31	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$32,575,000.00	Total Exemptions	\$95,129.81	
Benefited Project Amount	\$4,793,102.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,518.46	\$3,518.46
Not For Profit	No	Local PILOT	\$7,857.25	\$7,857.25
Date Project approved	9/1/2021	School District PILOT	\$14,706.31	\$14,706.31
Did IDA took Title to Property	Yes	Total PILOT	\$26,082.02	\$26,082.02
Date IDA Took Title to Property	9/1/2021	Net Exemptions	\$69,047.79	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	126 Residential units on Prospect Street and Hawthorne Avenue and Buena Vista Street			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	56 Prospect Avenue	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,500.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	35,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	150.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Hudson Regency Ventures LLC	Project Status		
Address Line1	7600 Jericho Turnpike			
Address Line2				
City	WOODBURY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11797	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071906A				
Project Type	Lease	State Sales Tax Exemption	\$636,520.80		
Project Name	57 Alexander JV	Local Sales Tax Exemption	\$775,759.73		
		County Real Property Tax Exemption	\$17,944.30		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,072.24		
Original Project Code		School Property Tax Exemption	\$75,002.70		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$174,567,709.00	Total Exemptions	\$1,545,299.77		
Benefited Project Amount	\$14,918,095.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$17,944.30	\$17,944.30
Not For Profit	No		Local PILOT	\$40,072.24	\$40,072.24
Date Project approved	10/2/2019		School District PILOT	\$75,002.70	\$75,002.70
Did IDA took Title to Property	Yes		Total PILOT	\$133,019.24	\$133,019.24
Date IDA Took Title to Property	5/3/2021		Net Exemptions	\$1,412,280.53	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	The applicant is proposing to redevelop the Property, which currently consists of 5 industrial warehouse type buildings and one storage shed, with a 557,960 gross sq ft 7 story residential rental building including 440 housing units (10% affordable) and 149,531 gross sq ft of parking with 443 spaces				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	47, 57, 65, 71 Alexander Street	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	70,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	50,000.00	To: 130,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	314.00		
Applicant Information		Net Employment Change	4.00		
Applicant Name	57 Alexander JV, LLC				
Address Line1	777 Third Avenue, 6th Floor	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10017	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071711A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	70 Jackson	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$28,676,900.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,245,500.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	2/15/2018			School District PILOT	\$0.00
Did IDA took Title to Property	No			Total PILOT	\$0.00
Date IDA Took Title to Property				Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	Multi-family building of appx 128 apartments. Transforming an unsightly parcel of land into developed property, project will support local economy and help generate revenues for the City.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	70 Jackson Street	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		26,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	70 Jackson Street LLC				
Address Line1	31-10 37th Avenue	Project Status			
Address Line2					
City	LONG ISLAND CITY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11101	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072301A				
Project Type	Lease	State Sales Tax Exemption	\$82,126.02		
Project Name	70 Pier	Local Sales Tax Exemption	\$100,091.08		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$150,000.00		
Total Project Amount	\$18,196,912.00	Total Exemptions	\$332,217.10		
Benefited Project Amount	\$1,259,065.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	10/11/2023	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	10/11/2023	Net Exemptions	\$332,217.10		
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	66 and 70 Pier Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	40,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	2.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	70 Pier LLC				
Address Line1	100 Summit Lake Drive	Project Status			
Address Line2					
City	VALHALLA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10595	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071709A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	705 Bronx River Road	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$32,107.44	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$71,700.62	
Original Project Code		School Property Tax Exemption	\$134,201.14	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,500,000.00	Total Exemptions	\$238,009.20	
Benefited Project Amount	\$958,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$32,107.44	\$32,107.44
Not For Profit	No	Local PILOT	\$71,700.62	\$71,700.62
Date Project approved	5/31/2017	School District PILOT	\$134,201.14	\$134,201.14
Did IDA took Title to Property	Yes	Total PILOT	\$238,009.20	\$238,009.20
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	Multi-family building of appx 160 apartments. Project given MRTE in 2017 under our YEDC			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	705 Bronx River Road	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	90,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	90,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10704	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	900,000.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	"Stagg Constuction, LLC"			
Address Line1	PO Box 9	Project Status		
Address Line2				
City	PURCHASE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10577	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072103A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	76 Locust Hill	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$1,889.81		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,220.23		
Original Project Code		School Property Tax Exemption	\$7,898.96		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$53,916,708.00	Total Exemptions	\$14,009.00		
Benefited Project Amount	\$5,440,544.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$1,889.81	\$1,889.81
Not For Profit	No		Local PILOT	\$4,220.23	\$4,220.23
Date Project approved	8/17/2021		School District PILOT	\$7,898.96	\$7,898.96
Did IDA took Title to Property	Yes		Total PILOT	\$14,009.00	\$14,009.00
Date IDA Took Title to Property	12/6/2021		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2052	Project Employment Information			
Notes	The project will provide 113 affordable housing units for low income families. 45 of the units will be supportive housing. 113 Units with 19 studios, 45 one-BR, 44 two-BR and 5 three BR units; garage, garden and community room at street level				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	76 Locust Hill Avenue	Original Estimate of Jobs to be Created	6.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	52,500.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	35,360.00	To: 80,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	85.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	76 Locust Hill, LP c/o Westhab Inc				
Address Line1	8 Bashford Street	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071903A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	78 Morningside	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,605.19	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$5,817.77	
Original Project Code		School Property Tax Exemption		\$10,889.04	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,498,539.00	Total Exemptions		\$19,312.00	
Benefited Project Amount	\$77,743.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$2,605.19
Not For Profit	No			Local PILOT	\$5,817.77
Date Project approved	5/7/2019			School District PILOT	\$10,889.04
Did IDA took Title to Property	Yes			Total PILOT	\$19,312.00
Date IDA Took Title to Property	8/1/2019			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2025				
Notes	Rehabilitation of vacant 8 unit building for workforce housing. Project rec'd MRTE benefit under YEDC in 2019				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	78 Morningside Avenue	Original Estimate of Jobs to be Created		1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		26,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10703	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		1.00	
Applicant Name	78 Morningside LLC				
Address Line1	75 South Broadway	Project Status			
Address Line2					
City	WHITE PLAINS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10601	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071801A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	AMS Teutonia	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$33,031.34		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$73,763.83		
Original Project Code		School Property Tax Exemption	\$138,062.83		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$0.00	Total Exemptions	\$244,858.00		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$33,031.34
Not For Profit	No		Local PILOT	\$0.00	\$73,763.83
Date Project approved	6/29/2018		School District PILOT	\$0.00	\$138,062.83
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$244,858.00
Date IDA Took Title to Property			Net Exemptions	\$244,858.00	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	New Owners of Teutonia project. Environmental and demolition work, project to construct housing units in downtown Yonkers. Project provided with MRTE via YEDC in 2019				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	66-72 Buena Vista Ave	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Yonkers BV AMS LLC				
Address Line1	595 Madison Avenue	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10016	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070907A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Ashburton Ave I, LP	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$132.20	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$295.23	
Original Project Code		School Property Tax Exemption		\$552.57	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$19,100,000.00	Total Exemptions		\$980.00	
Benefited Project Amount	\$8,332,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$132.20
Not For Profit	No			Local PILOT	\$295.23
Date Project approved	8/26/2009			School District PILOT	\$552.57
Did IDA took Title to Property	Yes			Total PILOT	\$980.00
Date IDA Took Title to Property	3/11/2010			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2052	Project Employment Information			
Notes	Affordable rental housing for seniors.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	110-126 Ashburton Ave	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		36,000.00	To: 58,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"Ashburton Ave I, LP"				
Address Line1	340 Pemberwick Rd	Project Status			
Address Line2					
City	GREENWICH	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06831	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071703A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Avalon Bay ATI Sites	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$82,965.52	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$185,274.16	
Original Project Code		School Property Tax Exemption	\$346,775.32	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$67,168,793.00	Total Exemptions	\$615,015.00	
Benefited Project Amount	\$2,400,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$82,965.52
Not For Profit	No		Local PILOT	\$185,274.16
Date Project approved	9/30/2016		School District PILOT	\$346,775.32
Did IDA took Title to Property	Yes		Total PILOT	\$615,015.00
Date IDA Took Title to Property	8/9/2017		Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes	First phase of multifamily rental community, three buildings upon completion, along with parking structures and access to waterfront.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Alexander Street	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	38,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	30.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	30.00	
Applicant Name	"AvalonBay Communities, Inc."			
Address Line1	1499 Post Road	Project Status		
Address Line2				
City	FAIRFIELD	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project		
Zip - Plus4	06824	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071710A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Avalon Bay Sun Sites	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$107,923.24	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$241,008.39	
Original Project Code		School Property Tax Exemption	\$451,092.37	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$115,852,441.00	Total Exemptions	\$800,024.00	
Benefited Project Amount	\$3,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$107,923.24
Not For Profit	No		Local PILOT	\$241,008.39
Date Project approved	10/26/2016		School District PILOT	\$451,092.37
Did IDA took Title to Property	Yes		Total PILOT	\$800,024.00
Date IDA Took Title to Property	1/3/2018		Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Second phase of multifamily rental community, three buildings upon completion, along with parking structures and access to waterfront.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Alexander and Water Grant Streets	Original Estimate of Jobs to be Created	17.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	38,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	30.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	30.00	
Applicant Name	"AvalonBay Communities, Inc."	Project Status		
Address Line1	1499 Post Road			
Address Line2				
City	FAIRFIELD	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project		
Zip - Plus4	06824	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55072302A			
Project Type	Lease	State Sales Tax Exemption	\$17,999.40	
Project Name	Bridgewater North Associates	Local Sales Tax Exemption	\$21,936.76	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$96,503,328.00	Total Exemptions	\$39,936.16	
Benefited Project Amount	\$7,761,280.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	5/25/2023	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$39,936.16	
Year Financial Assistance is Planned to End	2044	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	150 Downing Street	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,500.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	40,000.00	To: 85,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Bridgewater North Associates LLC			
Address Line1	100 Summit Lake Drive	Project Status		
Address Line2				
City	VALHALLA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10595	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071303A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	CAHOKIA LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$4,539.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,136.81	
Original Project Code		School Property Tax Exemption		\$18,972.94	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,000,000.00	Total Exemptions		\$33,649.00	
Benefited Project Amount	\$117,250.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$4,539.25
Not For Profit	No			Local PILOT	\$10,136.81
Date Project approved	12/18/2013			School District PILOT	\$18,972.94
Did IDA took Title to Property	Yes			Total PILOT	\$33,649.00
Date IDA Took Title to Property	12/18/2013			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2023			Project Employment Information	
Notes	City Jail converted into Art gallery. Community Development. PILOT benefit abatement \$182,821.87				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	24 ALEXANDER STREET	Original Estimate of Jobs to be Created		1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		60,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		60,000.00	To: 80,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		2.00	
Applicant Name	CAHOKIA LLC				
Address Line1	52 E 78TH STREET #10C	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	10075	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071707A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	CPG Phase III	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$16,074.41	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$34,905.69	
Original Project Code		School Property Tax Exemption	\$65,332.55	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$41,979,194.00	Total Exemptions	\$116,312.65	
Benefited Project Amount	\$2,150,231.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$16,074.41
Not For Profit	No		Local PILOT	\$34,905.69
Date Project approved	2/24/2016		School District PILOT	\$65,332.55
Did IDA took Title to Property	Yes		Total PILOT	\$116,312.65
Date IDA Took Title to Property	12/27/2017		Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2044	Project Employment Information		
Notes	Project is 79 units, with 70 units of diverse mixed income housing. Also rehabilitation of daycare center. Project given MRTE in 2017 and 2019 under our YEDC			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	8 Cottage Place and 209 Warburton Ave	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	39,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	35,000.00	To: 42,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	22.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	22.00	
Applicant Name	The Community Builders Inc.	Project Status		
Address Line1	744 Broadway			
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070603A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Collins Phase II	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$110,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$87,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made		Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	6/7/2006		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/30/2006		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2018	Project Employment Information			
Notes	Jumpstart development of Waterfront. Provide population base of residents to support Downtown development.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	"1 Alexander St., 75 Dock St., 26 Water Grant St."	Original Estimate of Jobs to be Created		8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		31,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		6.00	
Applicant Name	Collins Yonkers II	Project Status			
Address Line1	2001 West Main Street, Suite 175				
Address Line2					
City	STAMFORD	Current Year Is Last Year for Reporting		Yes	
State	CT	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	06902	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070505A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Consumers Union	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$47,300,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$47,300,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$47,300,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	12/8/2005	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	12/31/1991	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Multiphase project. Assist new employer in purchasing the former Gestetner site vacant office building. Assist Company expansion more property, expansion of building and build out a new wing. Issued bonds to assist with purchasing of new equipment. IT upg				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	101 Truman Ave	Original Estimate of Jobs to be Created	315.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	76,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10703	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	479.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	479.00		
Applicant Name	Consumers Union of United States				
Address Line1	101 Truman Avenue	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10703	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071108A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Cromwell Tower	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$31,741.97	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$70,884.47	
Original Project Code		School Property Tax Exemption	\$132,673.56	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$61,545,000.00	Total Exemptions	\$235,300.00	
Benefited Project Amount	\$61,545,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$31,741.97	\$31,741.97
Not For Profit		Local PILOT	\$70,884.47	\$70,884.47
Date Project approved	10/26/2011	School District PILOT	\$132,673.56	\$132,673.56
Did IDA took Title to Property	Yes	Total PILOT	\$235,300.00	\$235,300.00
Date IDA Took Title to Property	12/1/2011	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes	Improve stock of affordable workforce housing; quality of life for residents and workforce; PILOT commences 2012			
Location of Project		# of FTEs before IDA Status	8.00	
Address Line1	77 Locust Hill Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	8.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-1.00	
Applicant Name	GPJ Cromwell Limited Partnership	Project Status		
Address Line1	15 West 39 Street			
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10018	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070706A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Cross County/Brooks Shopping Centers LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$250,000,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$250,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	12/19/2007		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	7/11/2007		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	In 2008 project amount increased by \$ 100,967,135. 55 year old retail mall in need of major restoration. Upgrade and expansion of facilities will create an attraction bringing large numbers of people from outside the City of Yonkers. Retain jobs and cre				
Location of Project		# of FTEs before IDA Status	1,954.00		
Address Line1	"Central Park Ave, Kimball Ave, Vrendenburgh"	Original Estimate of Jobs to be Created	275.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	18,800.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	1,954.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	1,757.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-197.00		
Applicant Name	Brook Shopping Center LLC	Project Status			
Address Line1	C/O Macerich Company 1125 Pittsford Victor Road				
Address Line2					
City	PITTSFORD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14534	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070701A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Croton Heights	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$141.10	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$299.09	
Original Project Code		School Property Tax Exemption		\$559.81	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$24,843,554.00	Total Exemptions		\$1,000.00	
Benefited Project Amount	\$12,421,777.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$141.10
Not For Profit	No			Local PILOT	\$299.09
Date Project approved	2/1/2007			School District PILOT	\$559.81
Did IDA took Title to Property	Yes			Total PILOT	\$1,000.00
Date IDA Took Title to Property	3/29/2007			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2057	Project Employment Information			
Notes	Assist in HOPE VI redevelopment of Ashburton Avenue Corridor. Provide new quality affordable housing. PILOT changes to \$1k min + SR in year 11				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	193 Ashburton Avenue	Original Estimate of Jobs to be Created		4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		60,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"Croton Heights I, LP"	Project Status			
Address Line1	340 Pemberwick Rd				
Address Line2					
City	GREENWICH	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06831	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071904A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Dayspring Commons	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$10,796.05		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$24,109.15		
Original Project Code		School Property Tax Exemption	\$45,124.80		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$43,450,738.00	Total Exemptions	\$80,030.00		
Benefited Project Amount	\$921,839.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$10,796.05	\$10,796.05
Not For Profit	Yes		Local PILOT	\$24,109.15	\$24,109.15
Date Project approved	5/7/2019		School District PILOT	\$45,124.80	\$45,124.80
Did IDA took Title to Property	Yes		Total PILOT	\$80,030.00	\$80,030.00
Date IDA Took Title to Property	11/1/2019		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Construction of 63 units of housing for formerly homeless and low income families. Renovating a former church to a community center, providing child care, employment and counseling services, youth center, and adult education. Project rec'd MRTE under YEDC in 2019				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	227 Elm Street and 320 Walnut Street	Original Estimate of Jobs to be Created	14.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,877.14		
City	YONKERS	Annualized Salary Range of Jobs to be Created	27,040.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	37,270.00		
Province/Region		Current # of FTEs	19.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	15.00		
Applicant Name	Dayspring Commons LP C/O Westhab Inc.				
Address Line1	8 Bashford Street	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071907A				
Project Type	Lease	State Sales Tax Exemption	\$9,915.49		
Project Name	Erin Construction and Development Co.	Local Sales Tax Exemption	\$12,084.51		
		County Real Property Tax Exemption	\$1,549.06		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,459.27		
Original Project Code		School Property Tax Exemption	\$6,474.67		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$9,388,242.00	Total Exemptions	\$33,483.00		
Benefited Project Amount	\$749,056.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$1,549.06
Not For Profit	No		Local PILOT	\$0.00	\$3,459.27
Date Project approved	7/31/2019		School District PILOT	\$0.00	\$6,474.67
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$11,483.00
Date IDA Took Title to Property	9/25/2020		Net Exemptions	\$33,483.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	New construction of a 9 story mixed use residential and commercial building				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	9-11 Riverdale Avenue	Original Estimate of Jobs to be Created	14.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	18.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Erin Construction and Development Co. Inc.	Project Status			
Address Line1	121 Lakeville Road				
Address Line2					
City	NEW HYDE PARK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11040	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071803A				
Project Type	Lease	State Sales Tax Exemption	\$739,306.11		
Project Name	Extell	Local Sales Tax Exemption	\$901,029.32		
		County Real Property Tax Exemption	\$50,456.51		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$112,676.78		
Original Project Code		School Property Tax Exemption	\$210,895.71		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$475,000,000.00	Total Exemptions	\$2,014,364.43		
Benefited Project Amount	\$166,491,004.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$50,456.51	\$50,456.51
Not For Profit	No		Local PILOT	\$112,676.78	\$112,676.78
Date Project approved	10/10/2018		School District PILOT	\$210,895.71	\$210,895.71
Did IDA took Title to Property	Yes		Total PILOT	\$374,029.00	\$374,029.00
Date IDA Took Title to Property	4/1/2019		Net Exemptions	\$1,640,335.43	
Year Financial Assistance is Planned to End	2050	Project Employment Information			
Notes	New development of 7 residential units and 48,280 sq ft commercial space on 20 acre project site along the Yonkers waterfront. Project will provide a variety of housing options for Yonkers residents with both market rate and affordable units. Project rec'd MRTE under YEDC in 2019				
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	15, 35 Babcock, 39-41 Water Grant,159, 161 Alexander	Original Estimate of Jobs to be Created	200.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	46,550.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	35,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00		
Province/Region		Current # of FTEs	21.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	434.00		
Applicant Information		Net Employment Change	20.00		
Applicant Name	"Extell Hudson Waterfront, LLV"	Project Status			
Address Line1	805 Third Avenue				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10022	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071405A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Grant Park II	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,087.23	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,593.67	
Original Project Code		School Property Tax Exemption	\$25,443.10	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$22,300,000.00	Total Exemptions	\$45,124.00	
Benefited Project Amount	\$755,750.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,087.23	\$6,087.23
Not For Profit	No	Local PILOT	\$13,593.67	\$13,593.67
Date Project approved	7/11/2012	School District PILOT	\$25,443.10	\$25,443.10
Did IDA took Title to Property	Yes	Total PILOT	\$45,124.00	\$45,124.00
Date IDA Took Title to Property	5/1/2014	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes	Affordable rentals consisting of 56 1,2,3 bedroom apartments.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1 and 5 Whetstone Ave	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10703	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Grant Park II			
Address Line1	340 Pemberwick Rd	Project Status		
Address Line2				
City	GREENWICH	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project		
Zip - Plus4	06831	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070101A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Greyston Bakery	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$3,489.97		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,490.38		
Original Project Code		School Property Tax Exemption	\$14,019.65		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$9,800,000.00	Total Exemptions	\$25,000.00		
Benefited Project Amount	\$4,900,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$3,125,000.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds	Taxable	County PILOT	\$3,489.97	\$3,489.97	
Not For Profit	No	Local PILOT	\$7,490.38	\$7,490.38	
Date Project approved	12/18/2001	School District PILOT	\$14,019.65	\$14,019.65	
Did IDA took Title to Property	Yes	Total PILOT	\$25,000.00	\$25,000.00	
Date IDA Took Title to Property	12/1/2001	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Grow existing Yonkers business that provides jobs for a challenged population. Provides company job training. Built new facility.				
Location of Project		# of FTEs before IDA Status	42.00		
Address Line1	104 Alexander St	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	42.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	85.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	43.00		
Applicant Name	Greyston Foundation Inc				
Address Line1	104 Alexander Street	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072105A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Greyston Bakery - 40 Runyon	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$13,659.70		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$30,504.12		
Original Project Code		School Property Tax Exemption	\$57,094.18		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$8,800,000.00	Total Exemptions	\$101,258.00		
Benefited Project Amount	\$354,019.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$13,659.70	\$13,659.70
Not For Profit	No		Local PILOT	\$30,504.12	\$30,504.12
Date Project approved	12/29/2021		School District PILOT	\$57,094.18	\$57,094.18
Did IDA took Title to Property	Yes		Total PILOT	\$101,258.00	\$101,258.00
Date IDA Took Title to Property	12/29/2021		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Greyston initiated an expansion project to insource dry and cold storage, expand office space for brownie fulfillment, expand office space for programs, and consolidate all operations into one building. Greyston worked with a commercial broker to find a large warehouse that would consolidate those requirements at one facility. Greyston found several expansion options outside of Yonkers with lower taxes and lower fees for this project, but nothing in Yonkers to consolidate our operations to one building. In an effort to retain our current 125 jobs in Yonkers, Greyston modified our plan to three sites in Yonkers, instead of one building outside of Yonkers. This will allow us to retain all of our current 125 jobs in Yonkers and give us room to add 10+ additional jobs. The revised plan would not be feasible in Yonkers without the financial incentive provided by the IDA				
Location of Project		# of FTEs before IDA Status	24.00		
Address Line1	40 Runyon Avenue	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	72,409.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	35,393.00	To: 171,333.00	
State	NY	Original Estimate of Jobs to be Retained	24.00		
Zip - Plus4	10703	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	72,409.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-22.00		
Applicant Name	Greyston Bakery	Project Status			
Address Line1	21 Park Avenue				
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Zip - Plus4	10703	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070704A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Highland Senior Residence	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,419.50	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$16,568.83	
Original Project Code		School Property Tax Exemption		\$31,011.67	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$18,000,000.00	Total Exemptions		\$55,000.00	
Benefited Project Amount	\$10,370,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$7,419.50
Not For Profit	No			Local PILOT	\$16,568.83
Date Project approved	9/11/2006			School District PILOT	\$31,011.67
Did IDA took Title to Property	Yes			Total PILOT	\$55,000.00
Date IDA Took Title to Property	6/21/2007			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2038			Project Employment Information	
Notes	Provide needed Senior housing at affordable rates and promote workforce housing by making empty nester homes available.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	34 Highland Avenue	Original Estimate of Jobs to be Created		4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10705	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		2.00	
Applicant Name	Highland Senior Housing				
Address Line1	1 North Macquesten Parkway	Project Status			
Address Line2					
City	MOUNT VERNON	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10550	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071802A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Hudson Blue 70 Ashburton	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$18,900.91		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$42,208.52		
Original Project Code		School Property Tax Exemption	\$79,001.15		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$18,500,000.00	Total Exemptions	\$140,110.58		
Benefited Project Amount	\$221,875.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$18,900.91	\$18,900.91
Not For Profit	No		Local PILOT	\$42,208.52	\$42,208.52
Date Project approved	8/29/2018		School District PILOT	\$79,001.15	\$79,001.15
Did IDA took Title to Property	Yes		Total PILOT	\$140,110.58	\$140,110.58
Date IDA Took Title to Property	11/2/2018		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information			
Notes	Re-development of vacant apartment building in downtown Yonkers 90 units, transforming the Ashburton corridor and provide new business the opportunity to occupy surrounding vacant storefronts. MRTE of \$270k provided by YEDC, PILOT approved				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	70 Ashburton Avenue	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	35,000.00	To: 65,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	"Hudson Blue Yonkers, LLC"				
Address Line1	55 Mineola Blvd	Project Status			
Address Line2					
City	MINEOLA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11501	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070201A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Hudson Park Investors	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$198,794.87	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$426,661.03	
Original Project Code		School Property Tax Exemption		\$798,576.10	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$46,600,000.00	Total Exemptions		\$1,424,032.00	
Benefited Project Amount	\$46,600,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$198,794.87
Not For Profit	No			Local PILOT	\$426,661.03
Date Project approved	9/6/2001			School District PILOT	\$798,576.10
Did IDA took Title to Property	Yes			Total PILOT	\$1,424,032.00
Date IDA Took Title to Property	8/8/2003			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2015	Project Employment Information			
Notes	Lease amended 12/2011 now expires 2024. Project jumpstarted development of Waterfront. Provide population base of residents to support Downtown development.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1 Van Der Donck St	Original Estimate of Jobs to be Created		10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		6.00	
Applicant Name	Hudson Park Investors	Project Status			
Address Line1	2001 West Main Street				
Address Line2					
City	STAMFORD	Current Year Is Last Year for Reporting		Yes	
State	CT	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	06902	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072106A				
Project Type	Lease	State Sales Tax Exemption	\$96,085.15		
Project Name	Hudson View #4	Local Sales Tax Exemption	\$117,103.78		
		County Real Property Tax Exemption	\$94,359.78		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$210,719.21		
Original Project Code		School Property Tax Exemption	\$394,400.50		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$60,000,000.00	Total Exemptions	\$912,668.42		
Benefited Project Amount	\$17,628,194.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$0.00	\$94,359.78
Not For Profit	No		Local PILOT	\$0.00	\$210,719.21
Date Project approved	12/30/2021		School District PILOT	\$0.00	\$394,400.50
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$699,479.49
Date IDA Took Title to Property	12/30/2021		Net Exemptions	\$912,668.42	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	LIONSGATE PHASE 2 - The Lionsgate Studio Project will be expanded within i.Park to include premises in Buildings 3, 4 and 5 and the remaining surface lots and private roads. Lionsgate's uses will be additional studio space (including mill space), ancillary support services and additional parking.				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	Wells Avenue and Woodworth Ave	Original Estimate of Jobs to be Created	6.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	85,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	50,000.00	To: 200,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	85,000.00		
Province/Region		Current # of FTEs	264.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	15.00		
Applicant Information		Net Employment Change	261.00		
Applicant Name	Hudson View Building #4				
Address Line1	485 West Putnam Avenue	Project Status			
Address Line2					
City	GREENWICH	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06830	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072001A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Hudson View Associates LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$16,230.39		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$36,244.84		
Original Project Code		School Property Tax Exemption	\$67,839.02		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$60,000,000.00	Total Exemptions	\$120,314.25		
Benefited Project Amount	\$2,582,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$16,230.39	\$16,230.39
Not For Profit	No		Local PILOT	\$36,244.84	\$36,244.84
Date Project approved	3/30/2020		School District PILOT	\$67,839.02	\$67,839.02
Did IDA took Title to Property	Yes		Total PILOT	\$120,314.25	\$120,314.25
Date IDA Took Title to Property	5/31/2020		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	LIONSGATE PHASE 1 - Project will be the construction of 70,000 square feet of studio space and 38,600 square feet of ancillary space for Lionsgate in the surface parking lot of the i.Park complex. This project will contain 3 studios with additional support spaces for set construction				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	51 Wells Avenue and 10 Woodworth Avenue	Original Estimate of Jobs to be Created	342.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	85,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	50,000.00	To: 200,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	107.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	10.00		
Applicant Information		Net Employment Change	107.00		
Applicant Name	Hudson View Associates LLC				
Address Line1	485 West Putnam Avenue	Project Status			
Address Line2					
City	GREENWICH	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06830	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071203A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Instock Cabinets	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$18,790.78	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$41,962.56	
Original Project Code		School Property Tax Exemption	\$78,540.81	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,000,000.00	Total Exemptions	\$139,294.15	
Benefited Project Amount	\$1,300,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$18,790.78	\$18,790.78
Not For Profit	No	Local PILOT	\$41,962.56	\$41,962.56
Date Project approved	8/22/2012	School District PILOT	\$78,540.81	\$78,540.81
Did IDA took Title to Property	Yes	Total PILOT	\$139,294.15	\$139,294.15
Date IDA Took Title to Property	10/1/2012	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes	Company purchased vacant manufacturing site to renovate and relocate cabinet making operation to Yonkers.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	630 Yonkers Ave	Original Estimate of Jobs to be Created	40.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	24,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	20,000.00	To: 26,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10704	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	27.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	27.00	
Applicant Name	Instock Cabinets			
Address Line1	630 Yonkers Ave	Project Status		
Address Line2				
City	YONKERS	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10704	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072005A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Jackson Terrace Preservation	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$9,771.90	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$20,973.07	
Original Project Code		School Property Tax Exemption		\$39,255.03	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$38,797,013.00	Total Exemptions		\$70,000.00	
Benefited Project Amount	\$15,424,972.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$9,771.90
Not For Profit	No			Local PILOT	\$20,973.07
Date Project approved	12/29/2020			School District PILOT	\$39,255.03
Did IDA took Title to Property	Yes			Total PILOT	\$70,000.00
Date IDA Took Title to Property	12/30/2020			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2035			Project Employment Information	
Notes	Jackson Terrace Apartments is a 181 unit rental affordable housing development.				
Location of Project		# of FTEs before IDA Status		5.00	
Address Line1	100 Herriot Street	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		5.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		56,707.00	
Province/Region		Current # of FTEs		6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		1.00	
Applicant Name	Jackson Terrace Preservation LLC				
Address Line1	200 Vesey Street	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10281	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070610A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Jefferson Terrace LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$10,469.90		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$22,471.14		
Original Project Code		School Property Tax Exemption	\$42,058.96		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,400,000.00	Total Exemptions	\$75,000.00		
Benefited Project Amount	\$4,400,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$10,469.90	\$10,469.90
Not For Profit	No		Local PILOT	\$22,471.14	\$22,471.14
Date Project approved	10/31/2006		School District PILOT	\$42,058.96	\$42,058.96
Did IDA took Title to Property	Yes		Total PILOT	\$75,000.00	\$75,000.00
Date IDA Took Title to Property	12/13/2006		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2048	Project Employment Information			
Notes	Property tax calculated based on assessed value which has not been grieved for decades. Improve stock of affordable workforce housing; quality of life for residents and workforce.				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	180 Jefferson Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-1.00		
Applicant Name	Jefferson Terrace LLc				
Address Line1	700 White Plains Rd	Project Status			
Address Line2					
City	SCARSDALE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10583	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55072201A			
Project Type	Lease	State Sales Tax Exemption	\$27,042.25	
Project Name	KCT Inc.	Local Sales Tax Exemption	\$32,957.75	
		County Real Property Tax Exemption	\$2,769.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,183.79	
Original Project Code		School Property Tax Exemption	\$11,574.12	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$18,308,975.00	Total Exemptions	\$80,527.00	
Benefited Project Amount	\$1,939,228.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,769.09	\$2,769.09
Not For Profit	No	Local PILOT	\$6,183.79	\$6,183.79
Date Project approved	2/3/2022	School District PILOT	\$11,574.12	\$11,574.12
Did IDA took Title to Property	Yes	Total PILOT	\$20,527.00	\$20,527.00
Date IDA Took Title to Property	4/7/2022	Net Exemptions	\$60,000.00	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Self storage facility (Cubesmart) with storage units rented out to tenants ranging from short to long term.			
Location of Project		# of FTEs before IDA Status	8.00	
Address Line1	1050 Nepperhan Avenue	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10703	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	7.00	
Applicant Information		Net Employment Change	-8.00	
Applicant Name	KCT, Inc	Project Status		
Address Line1	1060 Nepperhan Avenue			
Address Line2				
City	YONKERS	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10703	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071102A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Kubasek	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$36,358.78	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$78,034.58	
Original Project Code		School Property Tax Exemption	\$146,056.34	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$13,800,000.00	Total Exemptions	\$260,449.70	
Benefited Project Amount	\$10,675,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$36,358.78
Not For Profit	No		Local PILOT	\$78,034.58
Date Project approved	3/29/2011		School District PILOT	\$146,056.34
Did IDA took Title to Property	Yes		Total PILOT	\$260,449.70
Date IDA Took Title to Property	8/23/2011		Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2041	Project Employment Information		
Notes	Affordable rental housing for seniors. PILOT commences 2012.			
Location of Project		# of FTEs before IDA Status	5.00	
Address Line1	406 Walnut street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-2.00	
Applicant Name	Kubaesk Owners LLC	Project Status		
Address Line1	1735 Park Ave - 3rd floor			
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10035	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071502A				
Project Type	Lease	State Sales Tax Exemption		\$3,305.46	
Project Name	L&A Acquisition	Local Sales Tax Exemption		\$4,028.54	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$25,700,000.00	Total Exemptions		\$7,334.00	
Benefited Project Amount	\$605,815.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	8/21/2015	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	8/31/2015	Net Exemptions	\$7,334.00		
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	The facility will be unique in providing care to ventilator dependent patients, which only exists in one other location in Westchester in the skilled nursing facility setting. Project given MRTE in 2017 under our YEDC/paid PILOT late				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	120 Odell Ave	Original Estimate of Jobs to be Created	190.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	40,000.00	To: 250,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	104.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	104.00		
Applicant Name	L&A Acquisition				
Address Line1	120 Odell Ave	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071901A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Lake Opportunity Holdings LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$4,721.50		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,543.80		
Original Project Code		School Property Tax Exemption	\$19,734.70		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$7,462,000.00	Total Exemptions	\$35,000.00		
Benefited Project Amount	\$1,091,147.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$4,721.50	\$4,721.50
Not For Profit	No		Local PILOT	\$10,543.80	\$10,543.80
Date Project approved	1/11/2019		School District PILOT	\$19,734.70	\$19,734.70
Did IDA took Title to Property	Yes		Total PILOT	\$35,000.00	\$35,000.00
Date IDA Took Title to Property	9/1/2019		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Rehabilitation of warehouse for retail, office, restaurant, and warehousing use. Located in an opportunity zone this project will help reposition the parcel into a premier work and play destination.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	222 Lake Avenue	Original Estimate of Jobs to be Created	75.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,131.58		
City	YONKERS	Annualized Salary Range of Jobs to be Created	40,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	17.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	20.00		
Applicant Information		Net Employment Change	17.00		
Applicant Name	"Momentum Realty Acquisitions, LLC"				
Address Line1	622 Yonkers Avenue	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10704	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071104A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Larkin Garage	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$10,865,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$10,865,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$68,577.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	3/29/2011			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	8/5/2011			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2060				
Notes	Construction of a 300 space parking garage at 10 Woodworth Ave. Annual lease payment is due less amounts paid by YEDC and CDA.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	10 Woodworth Ave	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		5.00	
Applicant Name	"Yonkers Larkin Garage, Inc."				
Address Line1	708 Third Ave	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10017	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071509A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	MCRT	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$8,681.22		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,386.43		
Original Project Code		School Property Tax Exemption	\$36,285.35		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$111,000,000.00	Total Exemptions	\$64,353.00		
Benefited Project Amount	\$6,596,613.46	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$8,681.22	\$8,681.22
Not For Profit	No		Local PILOT	\$19,386.43	\$19,386.43
Date Project approved	11/18/2015		School District PILOT	\$36,285.35	\$36,285.35
Did IDA took Title to Property	Yes		Total PILOT	\$64,353.00	\$64,353.00
Date IDA Took Title to Property	12/29/2015		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	The redevelopment project includes a waterfront residential development comprising one or more high rise buildings, neighborhood retail, as well as a parking for the residents.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Downtown Yonkers (multiple locations)	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	8.00		
Applicant Name	SFC H and I				
Address Line1	225 Millburn Ave	Project Status			
Address Line2					
City	MILLBURN	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project			
Zip - Plus4	07041	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070901A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Macy's Retail Holdings, Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$171,651.75		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$383,323.49		
Original Project Code		School Property Tax Exemption	\$717,461.76		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$27,390,000.00	Total Exemptions	\$1,272,437.00		
Benefited Project Amount	\$20,028,708.80	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$171,651.75	\$171,651.75
Not For Profit	No		Local PILOT	\$383,323.49	\$383,323.49
Date Project approved	3/31/2009		School District PILOT	\$717,461.76	\$717,461.76
Did IDA took Title to Property	Yes		Total PILOT	\$1,272,437.00	\$1,272,437.00
Date IDA Took Title to Property	10/1/2009		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Expansion of major retailer.				
Location of Project		# of FTEs before IDA Status	375.00		
Address Line1	800 Central Park Avenue	Original Estimate of Jobs to be Created	54.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	24,692.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	24,692.00	To: 24,692.00	
State	NY	Original Estimate of Jobs to be Retained	375.00		
Zip - Plus4	10704	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	24,692.00		
Province/Region		Current # of FTEs	316.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-59.00		
Applicant Name	"Macy's Retail Holdings, Inc."	Project Status			
Address Line1	7 West Seventh Street				
Address Line2					
City	CINCINNATI	Current Year Is Last Year for Reporting			
State	OH	There is no Debt Outstanding for this Project			
Zip - Plus4	45202	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072002A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Maple Realty Management LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,660.57	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$5,941.44	
Original Project Code		School Property Tax Exemption		\$11,120.53	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,400,000.00	Total Exemptions		\$19,722.54	
Benefited Project Amount	\$84,563.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$2,660.57
Not For Profit				Local PILOT	\$5,941.44
Date Project approved	10/29/2019			School District PILOT	\$11,120.53
Did IDA took Title to Property	Yes			Total PILOT	\$19,722.54
Date IDA Took Title to Property	5/1/2020			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2026			Project Employment Information	
Notes	Project is the construction of retail space with parking on three parcels located at Central and Midland Avenue				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	987 Central Park Avenue	Original Estimate of Jobs to be Created		10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		65,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		30,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10704	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		13.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		13.00	
Applicant Name	Maple Realty Management LLC	Project Status			
Address Line1	969 Midland Avenue				
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10704	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072307A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mary the Queen Housing	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$44,870,886.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$2,671,881.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	10/11/2023			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	10/11/2023			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2054	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	35 Vark Street	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		50,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		40,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	James Landy				
Address Line1	127 South Broadway	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072102A				
Project Type	Lease	State Sales Tax Exemption		\$200,094.95	
Project Name	Miroza T3 – Horizon at Ridge Hill	Local Sales Tax Exemption		\$243,865.73	
		County Real Property Tax Exemption		\$4,414.74	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,858.75	
Original Project Code		School Property Tax Exemption		\$18,452.51	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$75,685,217.00	Total Exemptions		\$476,686.68	
Benefited Project Amount	\$7,549,807.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$4,414.74
Not For Profit	No			Local PILOT	\$9,858.75
Date Project approved	8/17/2021			School District PILOT	\$18,452.51
Did IDA took Title to Property	Yes			Total PILOT	\$32,726.00
Date IDA Took Title to Property	2/22/2022			Net Exemptions	\$443,960.68
Year Financial Assistance is Planned to End	2037			Project Employment Information	
Notes	The Project will comprise approx. 225,000 square feet, be 14-stories high, and be constructed over a period of two years, beginning in April of 2021. The tower will comprise entirely of rental residential units, including 18 affordable units, and common spaces. Residents will have access to the amenities at the adjoining Amenity Building, which include a gym, children's playroom, a movie theater, and a pool, among other amenities.				
Location of Project		# of FTEs before IDA Status		6.00	
Address Line1	601 Ridge Hill Blvd	Original Estimate of Jobs to be Created		6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		351,666.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		60,000.00	To: 450,000.00
State	NY	Original Estimate of Jobs to be Retained		6.00	
Zip - Plus4	10710	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		351,666.00	
Province/Region		Current # of FTEs		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		100.00	
Applicant Information		Net Employment Change		-5.00	
Applicant Name	Horizon at Ridge Hill LLC				
Address Line1	PO Box 155	Project Status			
Address Line2					
City	LAWRENCE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11559	IDA Does Not Hold Title to the Property			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070506A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Monastery Manor	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$5,583.95		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,984.61		
Original Project Code		School Property Tax Exemption	\$22,431.44		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$16,107,021.00	Total Exemptions	\$40,000.00		
Benefited Project Amount	\$9,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$9,500,000.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$5,583.95	\$5,583.95	
Not For Profit	Yes	Local PILOT	\$11,984.61	\$11,984.61	
Date Project approved	5/27/2005	School District PILOT	\$22,431.44	\$22,431.44	
Did IDA took Title to Property	Yes	Total PILOT	\$40,000.00	\$40,000.00	
Date IDA Took Title to Property	9/30/2005	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Property taxes calculated based on assessed value which has not been grieved in decades. Improve stock of senior housing and promote workforce housing, by making empty nester homes available.				
Location of Project		# of FTEs before IDA Status	7.00		
Address Line1	150 Vineyard Avenue	Original Estimate of Jobs to be Created	0.50		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	7.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-2.00		
Applicant Name	Monastery Manor Associates				
Address Line1	2 Father Finian Sullivan Drive	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	10703	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072305A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Monastery Manor 2023	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$254,775.00	
Total Project Amount	\$17,885,000.00	Total Exemptions		\$254,775.00	
Benefited Project Amount	\$1,247,162.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	9/13/2023			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	9/13/2023			Net Exemptions	\$254,775.00
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	5.00		
Address Line1	2 Father Finian Sullivan Drive	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	5.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	59,300.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Monastery Manor Assoc LP				
Address Line1	2 Father Finian Sullivan Drive	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070902A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mulford I, L.P.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$269.80	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$1,709.06	
Original Project Code		School Property Tax Exemption		\$1,127.70	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$45,500,000.00	Total Exemptions		\$3,106.56	
Benefited Project Amount	\$44,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$269.80
Not For Profit	No			Local PILOT	\$1,709.06
Date Project approved	7/7/2009			School District PILOT	\$1,127.70
Did IDA took Title to Property	Yes			Total PILOT	\$3,106.56
Date IDA Took Title to Property	12/10/2009			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Affordable Family rental housing.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	35 Vineyard Avenue	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		50,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		10,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"Mulford I, L.P."				
Address Line1	340 Pamperwick Road	Project Status			
Address Line2					
City	GREENWICH	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06831	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071507A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Norwich Yonkers LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$57,252.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$127,852.66	
Original Project Code		School Property Tax Exemption	\$239,300.22	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$24,500,000.00	Total Exemptions	\$424,405.13	
Benefited Project Amount	\$994,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$57,252.25	\$57,252.25
Not For Profit	No	Local PILOT	\$127,852.66	\$127,852.66
Date Project approved	11/19/2014	School District PILOT	\$239,300.22	\$239,300.22
Did IDA took Title to Property	Yes	Total PILOT	\$424,405.13	\$424,405.13
Date IDA Took Title to Property	11/15/2015	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	The proposed project is an all new construction 160 unit +/- Courtyard by Marriott franchised hotel.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	5 Executive Blvd	Original Estimate of Jobs to be Created	50.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	22,000.00	To: 111,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	78.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	78.00	
Applicant Name	Norwich Yonkers LLC			
Address Line1	7300 West 110th St Suite 990	Project Status		
Address Line2				
City	OVERLAND PARK	Current Year Is Last Year for Reporting		
State	KS	There is no Debt Outstanding for this Project		
Zip - Plus4	66210	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071302A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	PS 6 LIMITED PARTNERSHIP, C/O THE COMMUNITY BUILDERS, INC.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$16,729.26	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$36,327.70	
Original Project Code		School Property Tax Exemption		\$67,994.10	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$52,399,299.00	Total Exemptions		\$121,051.06	
Benefited Project Amount	\$1,331,880.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$16,729.26
Not For Profit	No			Local PILOT	\$36,327.70
Date Project approved	8/22/2012			School District PILOT	\$67,994.10
Did IDA took Title to Property	Yes			Total PILOT	\$121,051.06
Date IDA Took Title to Property	8/22/2012			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	Housing development.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	33 ASHBURTON AVE	Original Estimate of Jobs to be Created		4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		43,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		31,000.00	To: 64,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		4.60	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		4.60	
Applicant Name	"PS 6 LIMITED PARTNERSHIP, C/O THE COMMUNITY BUILDERS, INC."				
Address Line1	744 BROADWAY	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071902A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Parkledge Apartments	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$61,372.21		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$131,719.34		
Original Project Code		School Property Tax Exemption	\$246,537.45		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$56,679,948.00	Total Exemptions	\$439,629.00		
Benefited Project Amount	\$26,313,785.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$61,372.21	\$61,372.21
Not For Profit	No		Local PILOT	\$131,719.34	\$131,719.34
Date Project approved	3/25/2019		School District PILOT	\$246,537.45	\$246,537.45
Did IDA took Title to Property	Yes		Total PILOT	\$439,629.00	\$439,629.00
Date IDA Took Title to Property	8/1/2019		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	Acquisition and renovation of 311 affordable housing apartments, all house low-income families in Yonkers. Rehab will prioritize building modernization, energy efficient upgrades, and resident quality of life. Project rec'd MRTE under YEDC in 2019				
Location of Project		# of FTEs before IDA Status	14.00		
Address Line1	220-250 Yonkers Avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	13.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	62,850.00		
Province/Region		Current # of FTEs	13.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-1.00		
Applicant Name	Prkledge Preservation LLC				
Address Line1	200 Vesey Street	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10281	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072101A				
Project Type	Lease	State Sales Tax Exemption		\$8,348.69	
Project Name	Point and Ravine	Local Sales Tax Exemption		\$10,174.96	
		County Real Property Tax Exemption		\$8,017.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$17,904.44	
Original Project Code		School Property Tax Exemption		\$33,511.52	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$76,619,445.00	Total Exemptions		\$77,957.20	
Benefited Project Amount	\$10,886,041.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$8,017.59	\$8,017.59
Not For Profit	No	Local PILOT		\$17,904.44	\$17,904.44
Date Project approved	3/25/2021	School District PILOT		\$33,511.52	\$33,511.52
Did IDA took Title to Property	Yes	Total PILOT		\$59,433.55	\$59,433.55
Date IDA Took Title to Property	6/30/2021	Net Exemptions		\$18,523.65	
Year Financial Assistance is Planned to End	2054	Project Employment Information			
Notes	Point & Ravine Apartments is a public private partnership with the City of Yonkers to redevelop a blighted and vacant block in the Warburton Ravine Urban Renewal Area into a sustainable intergeneration community. The transformation of the area addresses the community needs by creating senior and workforce affordable housing.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Point Street and Ravine Avenue	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		82,500.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		80,000.00	To: 85,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		3.00	
Applicant Information		Net Employment Change		2.00	
Applicant Name	Conifer Realty, LLC				
Address Line1	56 Railroad Avenue Suite B	Project Status			
Address Line2					
City	COPIAGUE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11726	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071101A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Post Street	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$10,360.32	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$23,136.11	
Original Project Code		School Property Tax Exemption		\$43,303.57	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,000,000.00	Total Exemptions		\$76,800.00	
Benefited Project Amount	\$601,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$10,360.32
Not For Profit	No			Local PILOT	\$23,136.11
Date Project approved	3/29/2011			School District PILOT	\$43,303.57
Did IDA took Title to Property	Yes			Total PILOT	\$76,800.00
Date IDA Took Title to Property	8/23/2011			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Improve stock of affordable workforce housing; quality of life for residents and workforce				
Location of Project		# of FTEs before IDA Status		1.00	
Address Line1	45-51 Post Street	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10705	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		35,000.00	
Province/Region		Current # of FTEs		1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Post Street Owners LLC	Project Status			
Address Line1	1735 Park Ave - 3rd floor				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10035	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55071704A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	RMS 1077 Warburton	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$38,243.76	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$85,403.93	
Original Project Code		School Property Tax Exemption	\$159,849.45	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$23,250,000.00	Total Exemptions	\$283,497.14	
Benefited Project Amount	\$947,003.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$38,243.76	\$38,243.76
Not For Profit	No	Local PILOT	\$85,403.93	\$85,403.93
Date Project approved	10/17/2016	School District PILOT	\$159,849.45	\$159,849.45
Did IDA took Title to Property	Yes	Total PILOT	\$283,497.14	\$283,497.14
Date IDA Took Title to Property	9/14/2017	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes	Development of 74 rental units along with parking garage, a much needed revitalization of an unsightly lot			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1077 Warburton Avenue	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	36,666.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	20,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,666.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	"RMS Warburton, LLC"			
Address Line1	1 Landmark Square	Project Status		
Address Line2				
City	STAMFORD	Current Year Is Last Year for Reporting		
State	CT	There is no Debt Outstanding for this Project		
Zip - Plus4	06901	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071608A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	RXR Soyo Exalta	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$126,726.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$282,997.72		
Original Project Code		School Property Tax Exemption	\$529,683.28		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$181,452,487.00	Total Exemptions	\$939,407.00		
Benefited Project Amount	\$4,731,213.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$126,726.00	\$126,726.00
Not For Profit	No		Local PILOT	\$282,997.72	\$282,997.72
Date Project approved	12/16/2015		School District PILOT	\$529,683.28	\$529,683.28
Did IDA took Title to Property	Yes		Total PILOT	\$939,407.00	\$939,407.00
Date IDA Took Title to Property	11/15/2016		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	The proposed project will create appx 442 rental units as well as retail, restaurants, and parking, contributing to the ongoing improvements in the downtown Yonkers area. YEDC granted mortgage recording tax exemption of \$2.38M				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Downtown Yonkers (multiple locations)	Original Estimate of Jobs to be Created	187.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	24,500.00	To: 31,640.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	55.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	55.00		
Applicant Name	"Soyo Exalta LLC and RXR Larkin Tower, LLC"				
Address Line1	945 Summit Avenue	Project Status			
Address Line2					
City	BRONX	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10452	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070702A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Ridgehill Village	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$1,003,868.25		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$2,154,539.83		
Original Project Code		School Property Tax Exemption	\$4,032,625.16		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$900,000,000.00	Total Exemptions	\$7,191,033.24		
Benefited Project Amount	\$630,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$1,003,868.25	\$1,003,868.25
Not For Profit	No		Local PILOT	\$2,154,539.83	\$2,154,539.83
Date Project approved	6/6/2007		School District PILOT	\$4,032,625.16	\$4,032,625.16
Did IDA took Title to Property	Yes		Total PILOT	\$7,191,033.24	\$7,191,033.24
Date IDA Took Title to Property	8/2/2007		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Encourage private investment in exciting mixed use development on previously dormant land. Create jobs, property taxes and sales tax revenues. Project still under construction.				
Location of Project		# of FTEs before IDA Status	200.00		
Address Line1	1 RidgeHill	Original Estimate of Jobs to be Created	4,000.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	200.00		
Zip - Plus4	10710	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1,352.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1,152.00		
Applicant Name	FC Yonkers				
Address Line1	1 Metro Tech	Project Status			
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11201	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071408A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Rising	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$13,094.34		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$29,241.57		
Original Project Code		School Property Tax Exemption	\$54,731.09		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$11,470,814.00	Total Exemptions	\$97,067.00		
Benefited Project Amount	\$530,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$13,094.34	\$13,094.34
Not For Profit	No		Local PILOT	\$29,241.57	\$29,241.57
Date Project approved	7/31/2013		School District PILOT	\$54,731.09	\$54,731.09
Did IDA took Title to Property	Yes		Total PILOT	\$97,067.00	\$97,067.00
Date IDA Took Title to Property	10/1/2014		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Redevelopment of 5 properties in Yonkers.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	2 Mill Street	Original Estimate of Jobs to be Created	134.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	49,104.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	40,000.00	To: 80,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	999.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	999.00		
Applicant Name	Rising	Project Status			
Address Line1	3261 Broadway				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10027	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071412A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Rivertides	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$186,637.18	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$416,788.13	
Original Project Code		School Property Tax Exemption		\$780,097.12	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,500,000.00	Total Exemptions		\$1,383,522.43	
Benefited Project Amount	\$3,600,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$186,637.18
Not For Profit	No			Local PILOT	\$416,788.13
Date Project approved	7/31/2013			School District PILOT	\$780,097.12
Did IDA took Title to Property	Yes			Total PILOT	\$1,383,522.43
Date IDA Took Title to Property	10/1/2014			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2026			Project Employment Information	
Notes	Two residential buidlings that will provide 330 rental units and on site parking				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1105-1135 Warburton Ave	Original Estimate of Jobs to be Created		15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		12.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		12.00	
Applicant Name	Rivertides				
Address Line1	100 Summit lake drive	Project Status			
Address Line2					
City	VALHALLA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10595	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070707A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Riverview II Preservation, L.P.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$47,219.59		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$105,448.25		
Original Project Code		School Property Tax Exemption	\$197,366.16		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$51,000,000.00	Total Exemptions	\$350,034.00		
Benefited Project Amount	\$51,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$28,596,200.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds	Taxable	County PILOT	\$47,219.59	\$47,219.59	
Not For Profit	No	Local PILOT	\$105,448.25	\$105,448.25	
Date Project approved	12/19/2007	School District PILOT	\$197,366.16	\$197,366.16	
Did IDA took Title to Property	Yes	Total PILOT	\$350,034.00	\$350,034.00	
Date IDA Took Title to Property	12/27/2007	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been grieved for decades. Improve stock of affordable housing; quality of life for residents. Previously a HUD project. Bonds redeemed in 2010, refunded through YEDC (YIDA's subsidiary-info listed below).				
Location of Project		# of FTEs before IDA Status	10.00		
Address Line1	47 Riverdale Avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	10.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	11.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	"Riverview II Preservation, LP"				
Address Line1	60 Columbus Circle, 19th FL	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10023	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070608A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Sacred Heart Associates, LP	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$5,583.95		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$11,984.61		
Original Project Code		School Property Tax Exemption	\$22,431.44		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$9,500,000.00	Total Exemptions	\$40,000.00		
Benefited Project Amount	\$9,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$9,500,000.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$5,583.95	\$5,583.95	
Not For Profit	Yes	Local PILOT	\$11,984.61	\$11,984.61	
Date Project approved	9/11/2006	School District PILOT	\$22,431.44	\$22,431.44	
Did IDA took Title to Property	Yes	Total PILOT	\$40,000.00	\$40,000.00	
Date IDA Took Title to Property	9/27/2006	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Property taxes calculated based on assessed value which have not been grieved for decades. Improve stock of senior housing and promote workforce housing, by making empty nester homes available.				
Location of Project		# of FTEs before IDA Status	5.00		
Address Line1	1 Father Finian Sullivan Dr	Original Estimate of Jobs to be Created	0.50		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	5.00		
Zip - Plus4	10703	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	"Sacred Heart Associates, LP"				
Address Line1	1 Fr. Finian Sullivan Drive	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10703	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070104A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Sarah Lawrence College	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$34,650,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$34,650,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$34,650,000.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	7/31/2000	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	6/5/2001	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Issued bond to advance repayment of DASNY Bonds and outstanding YIDA Bonds (1997 & 2000). Also provided financing to acquire and redevelop an existing building to become residence for college students. Bond refunded in December 2009. Jobs numbers reported on OSC 55070402A				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	One Meade Way	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10708	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Sarah Lawrence College				
Address Line1	One Meade Way	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10708	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070402A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Sarah Lawrence College	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$13,750,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$13,750,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$13,750,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	5/20/2004	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	5/27/2004	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	Bond issued to refinance cost of acquiring and renovating a residential property adjacent to the college. Project also included construction of 2 level parking facility and renovation of several college properties. Refunded in December 2009.				
Location of Project		# of FTEs before IDA Status	229.00		
Address Line1	One Meade Way	Original Estimate of Jobs to be Created	150.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10708	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	615.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	386.50		
Applicant Name	Sarah Lawrence College				
Address Line1	One Meade Way	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10708	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070001A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	St. Casimirs, LP	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$12,690.60		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$28,339.97		
Original Project Code		School Property Tax Exemption	\$53,043.57		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,000,000.00	Total Exemptions	\$94,074.14		
Benefited Project Amount	\$6,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$100.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$12,690.60	\$12,690.60
Not For Profit	No		Local PILOT	\$28,339.97	\$28,339.97
Date Project approved	12/18/2000		School District PILOT	\$53,043.57	\$53,043.57
Did IDA took Title to Property	Yes		Total PILOT	\$94,074.14	\$94,074.14
Date IDA Took Title to Property	3/15/2000		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	In 2011 amended PILOT, Financial Assistance extended through 2031. Company invested an additional \$1.3M for capital improvements. Improve stock of Senior Housing and allow empty nesters to make workforce homes available.				
Location of Project		# of FTEs before IDA Status	6.00		
Address Line1	289 Nepperhan Avenue	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	6.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Speiser Dabram Management				
Address Line1	6 Executive Plaza, Suite 200	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072303A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	St. Clair Development	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$63,035,454.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$3,545,534.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	6/29/2023			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	6/29/2023			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2054	Project Employment Information			
Notes	Macquesten Development LLC, proposes to construct a 10-story mixed-use building with ground floor commercial space, 76 affordable rental dwelling units, and related parking and infrastructure located at 36-38 Main Street, 32 Main Street, and 1-3 Riverdale Ave. This includes 12 studios, 36 one-bedroom, 23 two-bedroom, and 5 three-bedroom units. These residential rental units would be occupied only by person of low income whose annual household incomes ranges from 40% to 80% of the Westchester AMI.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	32, 36, 38 Main St. 1, 3 Riverdale	Original Estimate of Jobs to be Created		15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		60,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		60,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		20.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	St. Clair Development LLC				
Address Line1	438 Fifth Avenue, Suite 100	Project Status			
Address Line2					
City	PELHAM	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10803	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Country	USA		
----------------	-----	--	--

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071706A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Tacos El Poblanos	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,182.70	
Project Part of Another Phase or Multi Phase		Local Property Tax Exemption		\$4,874.28	
Original Project Code	No	School Property Tax Exemption		\$9,123.12	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$645,000.00	Total Exemptions		\$16,180.10	
Benefited Project Amount	\$30,619.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,182.70	\$2,182.70
Not For Profit	No	Local PILOT		\$4,874.28	\$4,874.28
Date Project approved	10/5/2017	School District PILOT		\$9,123.12	\$9,123.12
Did IDA took Title to Property	Yes	Total PILOT		\$16,180.10	\$16,180.10
Date IDA Took Title to Property		Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	Rehabilitation of existing restaurant, a beloved fixture in the community. Rehab is likely to solidify continued success and enhance surrounding neighborhood. PILOT paid late				
Location of Project		# of FTEs before IDA Status	5.00		
Address Line1	200 New Main St and 122 Nepperhan Ave	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	37,000.00	To: 62,400.00	
State	NY	Original Estimate of Jobs to be Retained	5.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"Tacos El Poblano Mexicano No 2, Inc"				
Address Line1	200 New Main Street	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070801A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	The Center for Family Support	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Civic Facility	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,235,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,235,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$1,235,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT	\$0.00	\$0.00	
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00	
Date Project approved	1/3/2008	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property		Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Residential and habilitation facility for developmentally disabled adults.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	58 Winas Drive	Original Estimate of Jobs to be Created	9.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,880.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	22,880.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	8.00		
Applicant Name	The Center for Family Support	Project Status			
Address Line1	333 7th Avenue, 9th Floor				
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10001	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071409A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	The Community Builders Inc.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$8,652.93		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$17,695.99		
Original Project Code		School Property Tax Exemption	\$33,121.37		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$26,853,674.00	Total Exemptions	\$59,470.29		
Benefited Project Amount	\$768,504.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$8,652.93	\$8,652.93
Not For Profit	No		Local PILOT	\$17,695.99	\$17,695.99
Date Project approved	5/20/2014		School District PILOT	\$33,121.37	\$33,121.37
Did IDA took Title to Property	Yes		Total PILOT	\$59,470.29	\$59,470.29
Date IDA Took Title to Property	10/16/2014		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2045	Project Employment Information			
Notes	Mixed income housign with 50 unites of family housing				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	188-192 Warburton Avenue	Original Estimate of Jobs to be Created	10.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	49,300.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	24,700.00	To: 73,300.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	The Community Builders Inc.	Project Status			
Address Line1	95 Berkely Street				
Address Line2					
City	BOSTON	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project			
Zip - Plus4	02116	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071006A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Warburton Riverview	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,533.84	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$7,891.58	
Original Project Code		School Property Tax Exemption		\$14,770.58	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$31,500,000.00	Total Exemptions		\$26,196.00	
Benefited Project Amount	\$31,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,533.84	\$3,533.84
Not For Profit	No	Local PILOT		\$7,891.58	\$7,891.58
Date Project approved	6/10/2010	School District PILOT		\$14,770.58	\$14,770.58
Did IDA took Title to Property	Yes	Total PILOT		\$26,196.00	\$26,196.00
Date IDA Took Title to Property	12/16/2010	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	Affordable Family rental housing.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	44-54 North Broadway	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		25,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		40,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		2.00	
Applicant Name	Warburton Riverview c/o Greyston Foundation				
Address Line1	21 Park Ave	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10703	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072003A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Waverly Properties	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$33,185.99	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	6/15/2020			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	7/3/2020			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	The removal of 75k cy of C&D material remains sequentially paramount for the development of this parcel and must be concluded before any other work may commence. Such removal and trucking activities are imminent during this phase, thereby necessitating the abatement.				
Location of Project		# of FTEs before IDA Status		30.00	
Address Line1	1100 Saw Mill River Road	Original Estimate of Jobs to be Created		20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		85,000.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		37,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained		30.00	
Zip - Plus4	10703	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		87,500.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-30.00	
Applicant Name	Susana Oliveria	Project Status			
Address Line1	55 Knowles Street				
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071005A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Westchester ALP	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$10,792.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$24,100.12	
Original Project Code		School Property Tax Exemption		\$45,107.88	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$24,000,000.00	Total Exemptions		\$80,000.00	
Benefited Project Amount	\$24,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$10,792.00
Not For Profit	No			Local PILOT	\$24,100.12
Date Project approved	6/10/2010			School District PILOT	\$45,107.88
Did IDA took Title to Property	Yes			Total PILOT	\$80,000.00
Date IDA Took Title to Property	9/1/2010			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Affordable assisted living campus for senior citizens. PILOT commences 2011.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	78 Stratton Street South	Original Estimate of Jobs to be Created		75.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		36,400.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		20,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		103.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		103.00	
Applicant Name	"Westchester Alp Properties, LLC"	Project Status			
Address Line1	78 Stratton Street South				
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072203A				
Project Type	Lease		State Sales Tax Exemption	\$27,840.82	
Project Name	Wheeler Block		Local Sales Tax Exemption	\$33,931.00	
			County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$0.00	
Original Project Code			School Property Tax Exemption	\$0.00	
Project Purpose Category	Finance, Insurance and Real Estate		Mortgage Recording Tax Exemption	\$122,100.00	
Total Project Amount	\$12,750,650.00		Total Exemptions	\$183,871.82	
Benefited Project Amount	\$1,237,498.00		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount			Pilot payment Information		
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	3/9/2023		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	3/9/2023		Net Exemptions	\$183,871.82	
Year Financial Assistance is Planned to End	2039		Project Employment Information		
Notes	Wheeler Block Lofts comprises of three contiguous historic buildings located on 15-23 N Broadway. The interiors of the buildings will be combined into a singular building creating corridors that will run through 15 to 23 North Broadway. The ground floor will have commercial space, with three floors of residential above. The residential portion will contain 36 apartments, 24 of which will be 1-bedroom, and 12 will be alcove studios. 5 units will be for tenants that qualify for "HOME" rents, one 1-bedroom apartment will be set aside for 'Low' HOME rent, three one bedrooms will be set for 'High' HOME rent, and 1 studio will be held aside for 'HIGH' HOME rent.				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	15-23 North Broadway		Original Estimate of Jobs to be Created	5.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	10,320.00	
City	YONKERS		Annualized Salary Range of Jobs to be Created	5,000.00	To: 25,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10701		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	9.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	55.00	
Applicant Information			Net Employment Change	9.00	
Applicant Name	Wheeler Block Yonkers LLC				
Address Line1	25-04 40th Avenue, 2nd Floor		Project Status		
Address Line2					
City	LONG ISLAND CITY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	11101		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Country	USA		
----------------	-----	--	--

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072309A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Whitney Young Manor LP 2023	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$150,000.00		
Total Project Amount	\$84,393,976.00	Total Exemptions	\$150,000.00		
Benefited Project Amount	\$4,886,033.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	12/28/2023	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	12/28/2023	Net Exemptions	\$150,000.00		
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	6.00		
Address Line1	354 and 358 Nepperhan	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	6.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	44,610.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Paths Development				
Address Line1	909 Third Ave	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10022	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070607A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	Whitney Young Manor, LP	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$21,017.02		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$46,934.07		
Original Project Code		School Property Tax Exemption	\$87,845.91		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$19,800,000.00	Total Exemptions	\$155,797.00		
Benefited Project Amount	\$19,800,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$19,800,000.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds	Taxable	County PILOT	\$21,017.02	\$21,017.02	
Not For Profit	No	Local PILOT	\$46,934.07	\$46,934.07	
Date Project approved	11/28/2006	School District PILOT	\$87,845.91	\$87,845.91	
Did IDA took Title to Property	Yes	Total PILOT	\$155,797.00	\$155,797.00	
Date IDA Took Title to Property	12/14/2006	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2028	Project Employment Information			
Notes	Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been grieved for decades. Improve stock of affordable workforce housing; quality of life for residents and workforce				
Location of Project		# of FTEs before IDA Status	7.00		
Address Line1	"352,354,356, 358 Nepperhan Avenue"	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	5.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	6.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-1.00		
Applicant Name	"Whitney Young Manor, LP"				
Address Line1	885 Second Avenue 31st Floor	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	10017	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071105A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Woodstock Manor	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$4,047.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,037.54	
Original Project Code		School Property Tax Exemption		\$16,915.46	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$13,600,000.00	Total Exemptions		\$30,000.00	
Benefited Project Amount	\$13,600,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$4,047.00
Not For Profit	Yes			Local PILOT	\$9,037.54
Date Project approved	11/30/2010			School District PILOT	\$16,915.46
Did IDA took Title to Property	Yes			Total PILOT	\$30,000.00
Date IDA Took Title to Property	7/28/2011			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2042			Project Employment Information	
Notes	Affordable rental housing for seniors. PILOT commences 2012.				
Location of Project		# of FTEs before IDA Status		2.00	
Address Line1	755 Palisades Ave	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10703	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		65,000.00	
Province/Region		Current # of FTEs		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Woodstock Manor HDFC				
Address Line1	755 Palisades Ave	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10703	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	YEDC-10-01A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00		
Project Name	YEDC/Riverview II Preservation, L.P.	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$0.00		
Original Project Code	55070707A	School Property Tax Exemption	\$0.00		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$27,405,000.00	Total Exemptions	\$0.00		
Benefited Project Amount	\$27,405,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount	\$26,990,000.00	Pilot payment Information			
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	3/30/2010	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property		Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Project requested bond refunding. New bonds issued through Yonkers IDA's subsidiary Yonkers Economic Development Corporation (YEDC). Lease and PILOT through YIDA.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	47 Riverdale Avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	11.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	11.00		
Applicant Name	"Riverview II, Preservation L.P."				
Address Line1	60 Columbus Circle	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10023	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	55072004A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Yonkers Contracting Company, inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$11,258.51	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$25,141.91	
Original Project Code		School Property Tax Exemption	\$47,057.79	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,625,000.00	Total Exemptions	\$83,458.21	
Benefited Project Amount	\$203,563.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$11,258.51	\$11,258.51
Not For Profit	No	Local PILOT	\$25,141.91	\$25,141.91
Date Project approved	10/29/2019	School District PILOT	\$47,057.79	\$47,057.79
Did IDA took Title to Property	Yes	Total PILOT	\$83,458.21	\$83,458.21
Date IDA Took Title to Property	9/1/2020	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Re-development of space by having a new office building constructed, as well as a new maintenance shop and supply buildings			
Location of Project		# of FTEs before IDA Status	17.00	
Address Line1	969A Midland Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	17.00	
Zip - Plus4	10704	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	181,818.00	
Province/Region		Current # of FTEs	17.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Yonkers Contracting Company Inc.			
Address Line1	969 Midland Avenue	Project Status		
Address Line2				
City	YONKERS	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10704	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072107A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Yonkers Joint School Construction Board	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$25,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$25,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$25,000,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit		Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	10/14/2021	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	9/1/2021	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2052	Project Employment Information			
Notes	PREK through 8th grade public school replacing the old St. Denis school - 2021				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	121 McLean Ave and 469 Van Cortlandt Park Ave	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	62.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	52.00		
Applicant Information		Net Employment Change	62.00		
Applicant Name	Yonkers Joint Schools Construction Board				
Address Line1	40 South Broadway	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55072306A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Yonkers Joint School Construction Bond - Series 2022	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$46,240,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$46,240,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$46,240,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00	
Not For Profit		Local PILOT	\$0.00	\$0.00	
Date Project approved	12/7/2022	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	12/7/2022	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2052	Project Employment Information			
Notes	PREK through 8th grade public school replacing the old St. Denis school - 2021				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	121 McLean Ave and 469 Van Cortlandt Park Ave	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Yonkers Joint Schools Construction Bond - 2022				
Address Line1	40 South Broadway	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10701	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55070504A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Yonkers Racing Corporation	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$725,963.41		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$1,621,182.55		
Original Project Code		School Property Tax Exemption	\$3,034,347.04		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$300,000,000.00	Total Exemptions	\$5,381,493.00		
Benefited Project Amount	\$230,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$725,963.41	\$725,963.41
Not For Profit	No		Local PILOT	\$1,621,182.55	\$1,621,182.55
Date Project approved	8/2/2005		School District PILOT	\$3,034,347.04	\$3,034,347.04
Did IDA took Title to Property	Yes		Total PILOT	\$5,381,493.00	\$5,381,493.00
Date IDA Took Title to Property	8/12/2005		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2017	Project Employment Information			
Notes	Help a dying Yonkers business come back and expand beyond any previous level of production. New construction/permanent jobs. New tax dollars, attract people from all over the region to Yonkers. In 2011, \$40M expansion project began to remain competitive with similar facilities in NYS. This phase received sales tax exemption as noted.				
Location of Project		# of FTEs before IDA Status	321.00		
Address Line1	"810 Yonkers Avenue, 233 Kimball Terrace"	Original Estimate of Jobs to be Created	700.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	300.00		
Zip - Plus4	10704	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	599.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	278.00		
Applicant Name	Yonkers Racing Corporation				
Address Line1	810 Yonkers Avenue	Project Status			
Address Line2					
City	YONKERS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10704	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	55071504A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Yonkers Waterfront Properties	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$61,267.53		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$136,819.37		
Original Project Code		School Property Tax Exemption	\$256,083.10		
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$86,500,000.00	Total Exemptions	\$454,170.00		
Benefited Project Amount	\$4,097,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds			County PILOT	\$61,267.53	\$61,267.53
Not For Profit	No		Local PILOT	\$136,819.37	\$136,819.37
Date Project approved	7/22/2015		School District PILOT	\$256,083.10	\$256,083.10
Did IDA took Title to Property	Yes		Total PILOT	\$454,170.00	\$454,170.00
Date IDA Took Title to Property	9/14/2015		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	The new mixed use development will consist of up to 200 residential units, consisting of studios, one and two bedrooms				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	At, or adjacent to 1 Alexander St, Dock St, Water St, Alexander St and Wells Ave	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	YONKERS	Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10701	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Yonkers Waterfront Properties LLC				
Address Line1	1455 East Putnam Ave	Project Status			
Address Line2					
City	OLD GREENWICH	Current Year Is Last Year for Reporting			
State	CT	There is no Debt Outstanding for this Project			
Zip - Plus4	06870	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
85	\$31,317,437.93	\$25,077,339.62	\$6,240,098.31	4100

Annual Report for Yonkers Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 04/25/2024

Status: CERTIFIED

Certified Date: 04/24/2024

Additional Comments