

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	www.newrochelleny.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.newrochelleny.com
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	Yes	N/A
5. Does the Authority have an organization chart?	Yes	www.newrochelleny.com
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	www.newrochelleny.com
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.newrochelleny.com

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	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):		www.newrochelleny.com
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		www.newrochelleny.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.newrochelleny.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.newrochelleny.com
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	No	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?	No	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	

Board of Directors Listing

Name	Mitchell, LeRoy	Name	Orellana, Valerie D
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	02/13/2007	Term Start Date	03/02/2012
Term Expiration Date	02/29/2012	Term Expiration Date	02/28/2015
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Adler Hilton, Meredith	Name	Bell, Gordon P
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/01/2010	Term Start Date	02/12/2008
Term Expiration Date	03/01/2013	Term Expiration Date	03/01/2014
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Merchant, Gregory	Name	Sussman, Marianne L
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Elected by Board
Term Start Date	03/01/2011	Term Start Date	02/28/2006
Term Expiration Date	03/01/2014	Term Expiration Date	02/28/2015
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Strome, Charles B
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	03/19/2002
Term Expiration Date	Ex-Officio
Title	Treasurer
Has the Board member appointed a designee?	No
Designee Name	
Ex-officio	Yes
Nominated By	Ex-Officio
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Luiz, Aragon C	Commissioner of Development/IDA Assistant Secretary	Executive				PT	Yes	0.00	0	0	0	0	0	0	No	
Rattner, Howard	Finance Commissioner/IDA Comptroller	Executive				PT	Yes	0.00	0	0	0	0	0	0	No	
Schulman, Jeremy	Econ. Dev. Mgr./IDA Executive Director	Executive				PT	Yes	0.00	0	0	0	0	0	0	No	

Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Strome, Charles B	Board of Directors												X	
Merchant, Gregory	Board of Directors												X	
Bell, Gordon P	Board of Directors												X	
Sussman, Marianne L	Board of Directors												X	
Mitchell, LeRoy	Board of Directors												X	
Adler Hilton, Meredith	Board of Directors												X	
Orellana, Valerie D	Board of Directors												X	

Staff

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

Subsidiary/Component Unit Verification

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

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

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

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

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$231,477
Investments	\$0
Receivables, net	\$8,750
Other assets	\$616
Total Current Assets	\$240,843
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$701
Infrastructure	\$0
Accumulated depreciation	\$701
Net Capital Assets	\$0
Total Noncurrent Assets	\$0
Total Assets	\$240,843

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$0
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$15,000
Deferred revenues	\$2,334
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$17,334

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$0

Total Liabilities **\$17,334**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$223,509
Total Net Assets	\$223,509

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

Charges for services	\$90,924
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$90,924

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$111,200
Supplies and materials	\$1,265
Depreciation & amortization	\$0
Other operating expenses	\$4,656
Total Operating Expenses	\$117,121

Operating Income (Loss) **(\$26,197)**

Nonoperating Revenues

Investment earnings	\$267
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$267

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

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	(\$25,930)
Capital Contributions	\$0
Change in net assets	(\$25,930)
Net assets (deficit) beginning of year	\$249,439
Other net assets changes	\$0
Net assets (deficit) at end of year	\$223,509

Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	Yes

New Debt Issuances List by Type of Debt and Program

Type Of Debt: Conduit Debt

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
MAPLE	Refunding 0.00		12/27/2012		Negotiated	2.49	Fixed	35	0.00		
TERRACE	New 9,400,000.00										
	Total 9,400,000.00										

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	53,865,000.00	9,400,000.00	890,000.00	62,375,000.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	www.newrochelleny.com
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	www.newrochelleny.com
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

Project Code: 5503-00-01A
Project Type: Straight Lease
Project Name: Avalon on the Sound (Phase I)

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

Total Project Amount: \$87,352,342.00
Benefited Project Amount: \$36,000,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/24/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 07/22/1999
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:

Notes: Acquisition, construction, and equipping of a commercial forprofit rental housing facility, including related parking facilities.

Location of Project

Address Line1: 255 Huguenot Street
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Applicant Information

Applicant Name: Avalon Redevelopment, LLC
Address Line1: 2900 Eisenhower Avenue
Address Line2: Suite 300
City: ALEXANDRIA
State: VA
Zip - Plus4: 22314
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$519,957
Local Property Tax Exemption: \$781,971
School Property Tax Exemption: \$2,891,740
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$4,193,668.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,623	\$6,623
Local PILOT:	\$9,934	\$9,934
School District PILOT:	\$36,775	\$36,775
Total PILOTS:	\$53,332	\$53,332

Net Exemptions: \$4,140,336

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 55,000
Annualized salary Range of Jobs to be Created: 55,000 To: 55,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 19.5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 19.5

Project Status

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

IDA Projects

2.

General Project Information

Project Code: 5503-04-04
Project Type: Straight Lease
Project Name: Avalon on the Sound East (Phase II)

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

Total Project Amount: \$150,000,000.00
Benefited Project Amount: \$36,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/07/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 12/21/2004
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes: Acquisition, construction, and equipping of a commercial forprofit rental housing facility, including related parking facilities.Phase II tota

Location of Project

Address Line1: 40 Memorial Highway
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Applicant Information

Applicant Name: Avalon New Rochelle II, LLC
Address Line1: 2900 Eisenhower Avenue
Address Line2: Suite 300
City: ALEXANDRIA
State: VA
Zip - Plus4: 22314
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,072,100
Local Property Tax Exemption: \$1,612,347
School Property Tax Exemption: \$5,962,483
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$8,646,930.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,142	\$7,142
Local PILOT:	\$10,712	\$10,712
School District PILOT:	\$39,657	\$39,657
Total PILOTS:	\$57,511	\$57,511

Net Exemptions: \$8,589,419

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 55,000
Annualized salary Range of Jobs to be Created: 55,000 To: 55,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 20
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 20

Project Status

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

IDA Projects

3.

General Project Information

Project Code: 5503-99-01A
Project Type: Bonds/Notes Issuance
Project Name: College of New Rochelle

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

Total Project Amount: \$24,000,000.00
Benefited Project Amount: \$24,000,000.00
Bond/Note Amount: \$24,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/17/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/1999
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:
Notes: Finance renovation of college dining hall into a student campus center, renovation of library, rehabilitation of "the Castle" building, demolition of

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 29 Castle Place
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10805
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 550
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 51,000 To: 51,000
Original Estimate of Jobs to be Retained: 550
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 491
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (59)

Applicant Information

Applicant Name: College of New Rochelle
Address Line1: 29 Castle Place
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10805
Province/Region:
Country: USA

Project Status

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

IDA Projects

4.

General Project Information

Project Code: 5503-09-01
Project Type: Straight Lease
Project Name: Danmike Pine Street LLC d/b/a Pearlgreen Corp.
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Manufacturing

Total Project Amount: \$1,250,000.00
Benefited Project Amount: \$1,330,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/04/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2009
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$19,615
Local Property Tax Exemption: \$29,500
School Property Tax Exemption: \$109,090
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$158,205.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,804	\$6,804
Local PILOT:	\$10,205	\$10,205
School District PILOT:	\$31,903	\$31,903
Total PILOTS:	\$48,912	\$48,912

Net Exemptions: \$109,293

Location of Project

Address Line1: 30 Pine Street
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 50
Average estimated annual salary of jobs to be created.(at Current market rates): 50,402
Annualized salary Range of Jobs to be Created: 27,336 To: 205,060
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 68
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 68

Applicant Information

Applicant Name: Pearlgreen Corporation/Pearlweave
Address Line1: 30 Pine Street
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Status

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

IDA Projects

5.

General Project Information

Project Code: 5503-11-02
Project Type: Straight Lease
Project Name: Hammel Building

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

Total Project Amount: \$7,451,792.00
Benefited Project Amount: \$518,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/07/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 12/30/2011
or Leasehold Interest:
Year Financial Assitance is 2027
planned to End:

Notes: 6 of the 30 affordable rental units have a PILOT.

Location of Project

Address Line1: 32 Burling Lane
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Applicant Information

Applicant Name: Equity Land Developers, LLC
Address Line1: 32 Burling Lane
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,197,303.14
Local Sales Tax Exemption: \$1,297,078.41
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$25,014
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$2,519,395.55

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$25,014	\$25,014
Total PILOTS:	\$25,014	\$25,014

Net Exemptions: \$2,494,381.55

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000
Annualized salary Range of Jobs to be Created: 11,300 To: 38,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 48
Net Employment Change: 3

Project Status

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

IDA Projects

6.

General Project Information

Project Code: 5503-11-01
Project Type: Straight Lease
Project Name: Heritage Homes - Phase I

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

Total Project Amount: \$37,662,830.00
Benefited Project Amount: \$855,709.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/18/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 10/17/2011
or Leasehold Interest:
Year Financial Assitance is 2013
planned to End:
Notes: New Rochelle Municipal Housing Authority

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$67,561.12
Local Sales Tax Exemption: \$73,191.22
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$140,752.34
Total Exemptions Net of RPTL Section 485-b:

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

Net Exemptions: \$140,752.34

Location of Project

Address Line1: Horton Ave./Winthrop Ave.
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 55,000
Annualized salary Range of Jobs to be Created: 35,000 To: 75,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 10
of FTE Construction Jobs during fiscal year: 10
Net Employment Change: 10

Applicant Information

Applicant Name: Horton Winthrop Housing Developmen
Address Line1: c/o Macquesten Development, LLC
Address Line2: 1 North Macquesten Parkway
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Status

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

IDA Projects

7.

General Project Information

Project Code: 5503-07-01
Project Type: Bonds/Notes Issuance
Project Name: MacLeay Apartments (DBA 550 Fifth Avenue Owner, LP)
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$26,165,000.00
Benefited Project Amount: \$14,000,000.00
Bond/Note Amount: \$14,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No
Date Project Approved: 06/15/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 09/13/2007
or Leasehold Interest:
Year Financial Assitance is 2024
planned to End:
Notes: Acquisition, rehabilitation, renovation, equipping, financing and refinancing of an existing affordable housing apartment complex for continued

Location of Project

Address Line1: 550-570-590 Fifth Avenue
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Applicant Information

Applicant Name: 550 Fifth Avenue Owner, LP
Address Line1: 400 North Avenue
Address Line2: c/o NDR Group
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$115,939
Local Property Tax Exemption: \$174,363
School Property Tax Exemption: \$644,797
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$935,099.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$32,092	\$32,092
Local PILOT:	\$48,139	\$48,139
School District PILOT:	\$130,189	\$130,189
Total PILOTS:	\$210,420	\$210,420

Net Exemptions: \$724,679

Project Employment Information

of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 40,000 To: 40,000
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (2)

Project Status

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

IDA Projects

8.

General Project Information

Project Code: 5503-12-01
Project Type: Bonds/Notes Issuance
Project Name: Maple Terrace

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

Total Project Amount: \$16,221,000.00
Benefited Project Amount: \$267,000.00
Bond/Note Amount: \$9,400,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No
Date Project Approved: 10/25/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 12/28/2012
or Leasehold Interest:
Year Financial Assistance is 2049
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 55 Maple Terrace
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,650
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Maple Terrace LLC
Address Line1: 700 White Plains Road
Address Line2: Suite 363
City: SCARSDALE
State: NY
Zip - Plus4: 10583
Province/Region:
Country: USA

Project Status

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

IDA Projects

9.

General Project Information

Project Code: 5503-04-02
Project Type: Straight Lease
Project Name: Monroe College - Allison Hall

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

Total Project Amount: \$10,600,000.00
Benefited Project Amount: \$4,300,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/21/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 05/17/2004
or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:
Notes: Acquisition, construction, equipping and financing of new, college dormitory.

Location of Project

Address Line1: 370 Main Street
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Applicant Information

Applicant Name: 370 Main Street, LLC
Address Line1: 434 Main Street
Address Line2: c/o Monroe College
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 28,000 To: 36,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 13
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 13

Project Status

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

IDA Projects

10.

General Project Information

Project Code: 5503-03-02
Project Type: Straight Lease
Project Name: Montagu Properties, LLC

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

Total Project Amount: \$2,794,000.00
Benefited Project Amount: \$600,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/28/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 03/14/2003
or Leasehold Interest:
Year Financial Assitance is 2013
planned to End:
Notes: Acquisition, purchase, reconstruction, equipping, installation of machinery, fixtures, equipment, furnishings, materials, and financing for die cast to

Location of Project

Address Line1: 40 Plain Avenue
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Applicant Information

Applicant Name: Montagu Properties
Address Line1: 40 Plain Avenue
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$10,394
Local Property Tax Exemption: \$15,631
School Property Tax Exemption: \$57,804
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$83,829.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,802	\$9,802
Local PILOT:	\$14,702	\$14,702
School District PILOT:	\$55,928	\$55,928
Total PILOTS:	\$80,432	\$80,432

Net Exemptions: \$3,397

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 77,000
Annualized salary Range of Jobs to be Created: 74,000 To: 74,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 20
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 20

Project Status

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

IDA Projects

11.

General Project Information

Project Code: 5503-06-01
 Project Type: Straight Lease
 Project Name: New Roc Parcel 1A (DBA Trump Plaza of New Rochelle)
 Project part of another phase or multi phase: No
 Original Project Code:
 Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$128,833,000.00
 Benefited Project Amount: \$5,364,200.00
 Bond/Note Amount:
 Annual Lease Payment: \$1
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 01/05/2006
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 02/15/2006
 or Leasehold Interest:
 Year Financial Assitance is 2016
 planned to End:
 Notes: Acquisition, construction, and equipping of a commercial forprofit rental housing facility, including retail and related parking facilities.

Location of Project

Address Line1: 175 Huguenot Street
 Address Line2:
 City: NEW ROCHELLE
 State: NY
 Zip - Plus4: 10801
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: New Roc Parcel 1A, LLC
 Address Line1: 115 Stevens Avenue
 Address Line2: d/b/a Trump Plaza of New Rochelle
 City: VALHALLA
 State: NY
 Zip - Plus4: 10595
 Province/Region:
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$100,340
 Local Property Tax Exemption: \$150,902
 School Property Tax Exemption: \$558,039
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$809,281.00
 Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$77,125	\$77,125
Local PILOT:	\$115,688	\$115,688
School District PILOT:	\$390,197	\$390,197
Total PILOTS:	\$583,010	\$583,010

Net Exemptions: \$226,271

Project Employment Information

of FTEs before IDA Status: 0
 Original Estimate of Jobs to be created: 200
 Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
 Annualized salary Range of Jobs to be Created: 40,000 To: 40,000
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
 Current # of FTEs: 39
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 39

Project Status

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

IDA Projects

12.

General Project Information

Project Code: 5503-98-02A
Project Type: Straight Lease
Project Name: New Rochelle Center (DBA New Roc City)

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

Total Project Amount: \$61,000,000.00
Benefited Project Amount: \$35,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/10/1997
IDA Took Title Yes
to Property:
Date IDA Took Title 01/30/1998
or Leasehold Interest:
Year Financial Assitance is 2018
planned to End:
Notes: Acquisition and renovation of a property formerly known as the New Rochelle Mall, together with the acquisition and installation thereon of

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$234,790
Local Property Tax Exemption: \$353,105
School Property Tax Exemption: \$1,305,786
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,893,681.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$169,800	\$169,800
Local PILOT:	\$254,700	\$254,700
School District PILOT:	\$944,855	\$944,855
Total PILOTS:	\$1,369,355	\$1,369,355

Net Exemptions: \$524,326

Location of Project

Address Line1: 33 LeCount Place
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 250
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 40,000 To: 40,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000
Current # of FTEs: 456
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 456

Applicant Information

Applicant Name: New Rochelle Associates
Address Line1: 115 Stevens Avenue
Address Line2: d/b/a New Roc City
City: VALHALLA
State: NY
Zip - Plus4: 10595
Province/Region:
Country: USA

Project Status

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

IDA Projects

13.

General Project Information

Project Code: 5503-03-04
Project Type: Straight Lease
Project Name: Rockwell Terrace

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

Total Project Amount: \$13,429,348.00
Benefited Project Amount: \$756,130.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/02/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2006
or Leasehold Interest:
Year Financial Assitance is 2013
planned to End:
Notes: Acquisition, construction, equipping and financing of an affordable, senior housing facility.Benefited Project Amount was est. at \$365,000 at the time

Location of Project

Address Line1: 129 Lockwood Avenue
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 30,000 To: 30,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Project Status

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

IDA Projects

14.

General Project Information

Project Code: 5503-05-01
Project Type: Bonds/Notes Issuance
Project Name: United Hebrew - Soundview Apartments

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

Total Project Amount: \$10,392,000.00
Benefited Project Amount: \$6,900,000.00
Bond/Note Amount: \$6,900,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 09/23/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2005
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:
Notes: Finance and refinance certain costs for the purpose of acquiring, renovating, improving and equipping an existing affordable, multifamily, senior housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$33,926
Local Property Tax Exemption: \$51,021
School Property Tax Exemption: \$188,678
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$273,625.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,400	\$9,400
Local PILOT:	\$14,101	\$14,101
School District PILOT:	\$52,199	\$52,199
Total PILOTS:	\$75,700	\$75,700

Net Exemptions: \$197,925

Location of Project

Address Line1: 40 Willow Drive
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10805
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 9
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 28,654
Annualized salary Range of Jobs to be Created: 28,000 To: 28,000
Original Estimate of Jobs to be Retained: 7
Estimated average annual salary of jobs to be retained.(at Current Market rates): 332,709
Current # of FTEs: 11
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: Soundview Apartment Associates, LP
Address Line1: 40 Willow Drive
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10805
Province/Region:
Country: USA

Project Status

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

IDA Projects

15.

General Project Information

Project Code: 5503-06-02
Project Type: Bonds/Notes Issuance
Project Name: West End 2000 Phase I Senior Building
(DBA Garito Manor at Union Square)

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

Total Project Amount: \$34,442,840.00
Benefited Project Amount: \$19,000,000.00
Bond/Note Amount: \$19,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No
Date Project Approved: 07/18/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 12/22/2006
or Leasehold Interest:
Year Financial Assitance is 2038
planned to End:
Notes: Aquisition, construction, equipping and
financing of a senior, rental,
affordable housing facility.1213
employees anticipated when fully operati

Location of Project

Address Line1: 180 Union Avenue
Address Line2:
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Applicant Information

Applicant Name: 180 Union Avenue Owner, LP
Address Line1: 400 North Avenue
Address Line2: c/o NDR Group
City: NEW ROCHELLE
State: NY
Zip - Plus4: 10801
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$8,784
Local Property Tax Exemption: \$13,210
School Property Tax Exemption: \$48,850
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$70,844.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,248	\$7,248
Local PILOT:	\$10,873	\$10,873
School District PILOT:	\$33,412	\$33,412
Total PILOTS:	\$51,533	\$51,533

Net Exemptions: \$19,311

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be
created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 57,000 To: 57,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be
retained.(at Current Market rates): 0
Current # of FTEs: 8.5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 8.5

Project Status

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

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
15	\$19,725,309.89	\$2,555,219.0	\$17,170,090.89	600

Additional Comments: