Annual Report for Peekskill Industrial Development Agency **Run Date: 08/12/2013**

Fiscal Year Ending:12/31/2012 **Status: CERTIFIED**

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/report-operations-and-accomplishments
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/pida-management-assessment-internal-controls
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/agency-organization
6. Are any Authority staff also employed by another government agency?	Yes	City of Peekskill
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/about-us
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?		http://www.cityofpeekskill.com/industrialdevelopmentagency/about-us

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):		http://www.cityofpeekskill.com/industrialdevelopmentagency/pida-committees
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.cityofpeekskill.com/industrialdevelopmentagency/minutes
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/bylaws-policies
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/bylaws-policies
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?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/bylaws-policies
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/byl

		Response	URL
874(4) of GML?			aws-policies

Board of Directors Listing

Name	Manansingh, Arun	**Name**	Post, Deborah
Chair of the Board	Yes	**Chair of the Board**	No
If yes, Chairman Designated by.	Elected by Board	**If yes, Chairman Designated by.**	
Term Start Date	07/22/2008	**Term Start Date**	03/03/2010
Term Expiration Date	Pleasure of Authority	**Term Expiration Date**	Pleasure of Authority
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?**	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	Misch, Nicholas	**Name**	Jennings, Charles
Chair of the Board	No	**Chair of the Board**	No
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	
Term Start Date	03/03/2010	**Term Start Date**	08/10/2009
Term Expiration Date	Pleasure of Authority	**Term Expiration Date**	Pleasure of Authority
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?**	No

Board of Directors Listing

Name	Burruss, Mel	**Name**	Kravitz, Alan
Chair of the Board	No	**Chair of the Board**	No
If yes, Chairman Designated by.		**If yes, Chairman Designated by.**	
Term Start Date	03/13/1997	**Term Start Date**	03/03/2010
Term Expiration Date	Pleasure of Authority	**Term Expiration Date**	Pleasure of Authority
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?**	No

Board of Directors Listing

Name	Gibbs, Frances
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	10/22/2007
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
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?	No

Annual Report for Peekskill Industrial Development Agency **Run Date: 08/12/2013**
Fiscal Year Ending:12/31/2012 **Status: CERTIFIED**

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga-ining 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 Compens-ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Boyd, Jesse	CFO & Treasurer	Managerial				PT	No	2,750.00	2,750	0	0	0	0	2,750	No	
Havranek, Brian O	CEO & Executive Director	Executive				PT	No	4,000.00	4,000	0	0	0	0	4,000	No	
Lockwood, Kathy R	Deputy Director	Managerial				PT	No	4,000.00	4,000	0	0	0	0	4,000	No	
Zonghetti, Gloria	Secretary	Administrative and Clerical				PT	No	3,600.00	3,600	0	0	0	0	3,600	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	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Gibbs, Frances	Board of Directors												X	
Burruss, Mel	Board of Directors												X	
Manansingh, Arun	Board of Directors												X	
Jennings, Charles	Board of Directors												X	
Post, Deborah	Board of Directors												X	
Misch, Nicholas	Board of Directors												X	
Kravitz, Alan	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo-rtation	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

Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose

Subsidiary/Component unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination

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

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Assets	
Current Assets	
Cash and cash equivalents	$817,749
Investments	$0
Receivables, net	$202,699
Other assets	$1,217
Total Current Assets	$1,021,665
Noncurrent Assets	
Restricted cash and investments	$0
Long-term receivables, net	$0
Other assets	$0
Capital Assets	
Land and other nondepreciable property	$308,750
Buildings and equipment	$0
Infrastructure	$0
Accumulated depreciation	$0
Net Capital Assets	$308,750
Total Noncurrent Assets	$308,750
Total Assets	**$1,330,415**

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	$582
Deferred revenues	$0
Bonds and notes payable	$0
Other long-term obligations due within one year	$0
Total Current Liabilities	$582
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	**$582**
Net Asset (Deficit)	
Net Asset	
Invested in capital assets, net of related debt	$308,750
Restricted	$0
Unrestricted	$1,021,083
Total Net Assets	**$1,329,833**

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues	
Charges for services	$53,122
Rental & financing income	$21,056
Other operating revenues	$0
Total Operating Revenue	**$74,178**
Operating Expenses	
Salaries and wages	$14,249
Other employee benefits	$1,039
Professional services contracts	$6,242
Supplies and materials	$100
Depreciation & amortization	$0
Other operating expenses	$8,699
Total Operating Expenses	$30,329
Operating Income (Loss)	**$43,849**
Nonoperating Revenues	
Investment earnings	$8,535
State subsidies/grants	$0
Federal subsidies/grants	$0
Municipal subsidies/grants	$0
Public authority subsidies	$0
Other nonoperating revenues	$26,944
Total Nonoperating Revenue	**$35,479**

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses	
Interest and other financing charges	$0
Subsidies to other public authorities	$0
Grants and donations	$0
Other nonoperating expenses	$31,000
Total Nonoperating Expenses	**$31,000**
Income (Loss) Before Contributions	**$48,328**
Capital Contributions	$0
Change in net assets	$48,328
Net assets (deficit) beginning of year	$1,281,505
Other net assets changes	$0
Net assets (deficit) at end of year	**$1,329,833**

Current Debt

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

New Debt Issuances List by Type of Debt and Program

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

Schedule of Authority Debt

Type of Debt	Statutory Authorization ($)	Outstanding Start of Fiscal Year ($)	New Debt Issuances ($)	Debt Retired ($)	Outstanding End of Fiscal Year ($)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	37,083,513.00	0.00	1,121,396.00	35,962,117.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1.

Address Line1:	2 John E. Walsh Blvd
Address Line2:	
City:	PEEKSKILL
State:	NY
Postal Code:	10566
Plus4:	
Province/Region:	
Country:	USA
Property Description:	Vacant Lot/Undeveloped Land
Estimated Fair Market Value:	$500,000
How was the Fair Market Value Determined?	Appraisal
Transaction Type:	DISPOSITION SALE
If Other, Explain:	
Transaction Date:	09/07/2012
Purchase Sale Price:	$500,000.00
Lease Data (If applicable)	
Market Rate($/square foot):	
Lease Rate($/square foot):	
Lease Period (months):	
Seller/Purchaser/Tenant Data:	
Organization:	Hotel LLC
Last Name:	
First Name:	
Address Line1:	2 John E. Walsh Blvd.
Address Line2:	
City:	PEEKSKILL
State:	NY
Postal Code:	10566
Plus4:	
Province/Region:	
Country:	USA
Relation With Board member/senior authority management?	No

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/report-property-owned
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/bylaws-policies
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: 2010 Apr 01A
Project Type: Straight Lease
Project Name: 64JWB LLC

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

Total Project Amount: $7,600,000.00
Benefited Project Amount: $7,600,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/23/2010
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 04/28/2010
Year Financial Assitance is planned to End: 2020
Notes:

Location of Project

Address Line1: 4-6 John E. Walsh Blvd
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Applicant Information

Applicant Name: 64JWB LLC
Address Line1: 4 John E Walsh Blvd
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $113,424
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $23,727.36
Local Property Tax Exemption: $55,578.2
School Property Tax Exemption: $157,531.44
Mortgage Recording Tax Exemption: $0
Total Exemptions: $350,261.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$0	$0
Local PILOT:	$103,566.62	$103,566.62
School District PILOT:	$103,566.62	$103,566.62
Total PILOTS:	$207,133.24	$207,133.24

Net Exemptions: $143,127.76

Project Employment Information

# of FTEs before IDA Status: 400
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: 0 To: 0
Original Estimate of Jobs to be Retained: 400
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 538
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 138

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: 2010 Dec 02A
Project Type: Bonds/Notes Issuance
Project Name: Barham House LLC

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

Total Project Amount: $19,405,065.00
Benefited Project Amount: $14,634,371.00
Bond/Note Amount: $10,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: No
Date Project Approved: 12/15/2010
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 12/30/2010
Year Financial Assitance is planned to End: 2042
Notes:

Location of Project

Address Line1: 951 Main Street
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Applicant Information

Applicant Name: Barham House LLC
Address Line1: 700 White Plains Road
Address Line2: Suite 363
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: $34,540.44
Local Property Tax Exemption: $80,906.82
School Property Tax Exemption: $229,321.94
Mortgage Recording Tax Exemption: $0
Total Exemptions: $344,769.20
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$3,777.82	$3,777.82
Local PILOT:	$8,426.5	$8,426.5
School District PILOT:	$23,618.73	$23,618.73
Total PILOTS:	$35,823.05	$35,823.05

Net Exemptions: $308,946.15

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: 32,000 To: 39,000
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 55,000
Current # of FTEs: 2
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

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

IDA Projects

3.

General Project Information

Project Code: 2005apr28
Project Type: Bonds/Notes Issuance
Project Name: Courtyard Housing LLC

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

Total Project Amount: $12,200,000.00
Benefited Project Amount: $12,200,000.00
Bond/Note Amount: $12,200,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/22/2005
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 04/28/2005
Year Financial Assitance is planned to End: 2045
Notes: qualified affordable rental housing for seniors age 62 and over

Location of Project

Address Line1: 901 Main Street
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Applicant Information

Applicant Name: MARK SOJA
Address Line1: COURTYARD HOUSING, LLC
Address Line2: C/O 1155 NORTHERN BLVD
City: MANHASSET
State: NY
Zip - Plus4: 11030
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: $48,140.74
Local Property Tax Exemption: $112,763.3
School Property Tax Exemption: $319,617.46
Mortgage Recording Tax Exemption: $0
Total Exemptions: $480,521.50
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$7,819.25	$7,819.25
Local PILOT:	$40,000	$40,000
School District PILOT:	$48,885.56	$48,885.56
Total PILOTS:	$96,704.81	$96,704.81

Net Exemptions: $383,816.69

Project Employment Information

# of FTEs before IDA Status: 4
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: 4
Estimated average annual salary of jobs to be retained.(at Current Market rates): 36,000
Current # of FTEs: 4
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

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

IDA Projects

4.

General Project Information

Project Code: 2004aug25
Project Type: Straight Lease
Project Name: Cousin's Warehouse LLC

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

Total Project Amount: $3,175,000.00
Benefited Project Amount: $3,175,000.00
Bond/Note Amount:
Annual Lease Payment: $1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/21/2004
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 08/01/2004
Year Financial Assitance is planned to End: 2015
Notes: Acquire, renovate, and purchase equipment for a commercial cold storage/freezer warehouse facility

Location of Project

Address Line1: 6 John E. Walsh Boulevard
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Applicant Information

Applicant Name: FRANK REALBUTO
Address Line1: J.F.G. FOOD CORP. DBA CROTON EGG F
Address Line2: 3874 ROUTE 6
City: BREWSTER
State: NY
Zip - Plus4: 10509
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

	Actual Payment 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: 15
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 15
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (15)

Project Status

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

IDA Projects

5.

General Project Information

Project Code: 1998Nov18
Project Type: Bonds/Notes Issuance
Project Name: Drum Hill Senior Living Project

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

Total Project Amount: $19,650,000.00
Benefited Project Amount: $13,900,000.00
Bond/Note Amount: $13,900,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 08/17/1998
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 11/18/1998
Year Financial Assitance is planned to End: 2028
Notes: affordable rental housing for seniors

Location of Project

Address Line1: 90 Ringgold Street
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Applicant Information

Applicant Name: Drum Hill Associates LP
Address Line1: 200 Clearbrook Road, Suite 134
Address Line2:
City: ELMSFORD
State: NY
Zip - Plus4: 10523
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: $20,234.94
Local Property Tax Exemption: $47,397.91
School Property Tax Exemption: $134,344.44
Mortgage Recording Tax Exemption: $0
Total Exemptions: $201,977.29
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$13,672.26	$13,672.26
Local PILOT:	$11,945.46	$11,945.46
School District PILOT:	$86,061.93	$86,061.93
Total PILOTS:	$111,679.65	$111,679.65

Net Exemptions: $90,297.64

Project Employment Information

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

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: 2009feb27
Project Type: Straight Lease
Project Name: Giuliante Family Limited Partnership

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

Total Project Amount: $2,103,000.00
Benefited Project Amount: $2,103,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/27/2009
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 02/27/2009
Year Financial Assitance is planned to End: 2019
Notes:

Location of Project

Address Line1: 12 John E Walsh Blvd
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Applicant Information

Applicant Name: Giuliante Family Limited Partnersh
Address Line1: 12 John E Walsh Blvd
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $7,195.93
Local Property Tax Exemption: $16,855.59
School Property Tax Exemption: $47,775.41
Mortgage Recording Tax Exemption: $0
Total Exemptions: $71,826.93
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$7,195.93	$7,195.93
Local PILOT:	$16,855.59	$16,855.59
School District PILOT:	$38,033.6	$38,033.6
Total PILOTS:	$62,085.12	$62,085.12

Net Exemptions: $9,741.81

Project Employment Information

# of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 64,000
Annualized salary Range of Jobs to be Created: 43,000 To: 86,000
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: 23
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 23

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: 2012 Sept 07A
Project Type: Straight Lease
Project Name: HOTEL LLC

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

Total Project Amount: $8,310,000.00
Benefited Project Amount: $8,310,000.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/26/2012
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 09/07/2012
Year Financial Assitance is planned to End: 2032
Notes:

Location of Project

Address Line1: 2 John E Walsh Boulevard
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Applicant Information

Applicant Name: Hotel LLC
Address Line1: 2 John E Walsh Boulevard
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $16,708
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: $97,972
Total Exemptions: $114,680.00
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: $114,680

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): 20,000
Annualized salary Range of Jobs to be Created: 20,000 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: 0
# of FTE Construction Jobs during fiscal year: 25
Net Employment Change: 0

Project Status

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

IDA Projects

8.

General Project Information

Project Code: 2007may01
Project Type: Bonds/Notes Issuance
Project Name: Stuhr Gardens Associates LLC

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

Total Project Amount: $10,166,400.00
Benefited Project Amount: $8,024,400.00
Bond/Note Amount: $7,200,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/21/2007
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 05/01/2007
Year Financial Assitance is planned to End: 2034
Notes: qualified affordable rental housing

Location of Project

Address Line1: 121 vail avenue
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Applicant Information

Applicant Name: peekskill
Address Line1: peekskill
Address Line2: peekskill
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $49,510.08
Local Property Tax Exemption: $115,971.39
School Property Tax Exemption: $328,708.8
Mortgage Recording Tax Exemption: $0
Total Exemptions: $494,190.27
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$15,943.11	$15,943.11
Local PILOT:	$35,561.42	$35,561.42
School District PILOT:	$99,675.51	$99,675.51
Total PILOTS:	$151,180.04	$151,180.04

Net Exemptions: $343,010.23

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): 80,000
Current # of FTEs: 2
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

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

IDA Projects

9.

General Project Information

Project Code: 5504 08 02A
Project Type: Straight Lease
Project Name: Wesley Hall Apartments

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

Total Project Amount: $16,019,119.00
Benefited Project Amount: $11,472,175.00
Bond/Note Amount:
Annual Lease Payment: $0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 12/09/2008
IDA Took Title to Property: Yes
Date IDA Took Title or Leasehold Interest: 12/23/2008
Year Financial Assitance is planned to End: 2048
Notes: No property taxes were due or paid from the closing date of 12/23/08 to the year end. The IDA provided PILOT and sales tax exemption. PILOT information

Location of Project

Address Line1: 801 South Street
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
Province/Region:
Country: USA

Applicant Information

Applicant Name: Wesley Hall Apartments LLC
Address Line1: c/o Omni New York LLC
Address Line2: 885 Second Avenue, Floor 31, Suite
City: NEW YORK
State: NY
Zip - Plus4: 10017
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: $0
Local Sales Tax Exemption: $0
County Real Property Tax Exemption: $41,602.04
Local Property Tax Exemption: $97,447.77
School Property Tax Exemption: $276,205.54
Mortgage Recording Tax Exemption: $0
Total Exemptions: $415,255.35
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	$6,282.43	$6,282.43
Local PILOT:	$14,715.84	$14,715.84
School District PILOT:	$39,545.64	$39,545.64
Total PILOTS:	$60,543.91	$60,543.91

Net Exemptions: $354,711.44

Project Employment Information

# of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 38,518
Annualized salary Range of Jobs to be Created: 38,518 To: 38,518
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 57,991
Current # of FTEs: 3
# of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Project Status

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

Annual Report for Peekskill Industrial Development Agency **Run Date: 08/12/2013**

Fiscal Year Ending:12/31/2012 **Status: CERTIFIED**

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
9	$2,473,481.54	$725,149.82	$1,748,331.72	171

Additional Comments: