

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.yonkersida.com/sites/default/files/PDFs/2012%20Operations%20and%20Accomplishments.pdf
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.yonkersida.com/sites/default/files/PDFs/2012%20Annual%20Audited%20Financial%20Statements%20and%20Internal%20%20Controls.pdf
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.yonkersida.com/sites/default/files/PDFs/IDA%20Org%20Chart%202012.pdf
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://www.yonkersida.com/sites/default/files/PDFs/2012%20Mission%20Statement.pdf
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.yonkersida.com/sites/default/files/PDFs/2012%20Measurements%20Report.pdf

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	No	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.yonkersida.com/sites/default/files/PDFs/List%20of%20Board%20Committees.pdf
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.yonkersida.com/NewsNotices
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.yonkersida.com/sites/default/files/PDFs/By-Laws.pdf
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.yonkersida.com/sites/default/files/PDFs/Code%20of%20Ethics.pdf
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	

Board of Directors Listing

Name	Kischak, Peter	Name	Gerry, Susan
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/30/2010	Term Start Date	01/01/2012
Term Expiration Date	05/31/2017	Term Expiration Date	05/31/2013
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	Ex-Officio	Nominated By	Ex-Officio
Appointed By	Ex-Officio	Appointed By	Ex-Officio
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Lawrence, Joy	Name	Baratta, Michael
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/04/2010	Term Start Date	03/04/2010
Term Expiration Date	05/31/2015	Term Expiration Date	05/31/2013
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	Ex-Officio	Nominated By	Ex-Officio
Appointed By	Ex-Officio	Appointed By	Ex-Officio
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Singer, Cecile	Name	Ball, Sr., Martin
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/30/2010	Term Start Date	03/30/2010
Term Expiration Date	05/31/2016	Term Expiration Date	05/31/2014
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	Ex-Officio	Nominated By	Ex-Officio
Appointed By	Ex-Officio	Appointed By	Ex-Officio
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Spano, Michael
Chair of the Board	Yes
If yes, Chairman Designated by.	By Virtue of Position
Term Start Date	01/01/2012
Term Expiration Date	Ex-Officio
Title	Mayor
Has the Board member appointed a designee?	No
Designee Name	
Ex-officio	Yes
Nominated By	Other
Appointed By	Other
Confirmed by Senate?	No
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
Carter, Melvina	President/CEO	Executive	Yonkers Industrial Development Agency	N/A	N/A	FT	No	140,000.00	133,447.15	0	0	9,384.48	0	142,831.63	No	
Gonzalez, Jr, Miguel	Executive Assistant	Administrative and Clerical	WIB Grant Employee	N/A	N/A	FT	No	60,000.00	59,999.94	0	0	9,389.04	0	69,388.98	No	
Grodger, Akilah	Youth Coordinator	Administrative and Clerical	WIB Grant Employee	N/A	N/A	PT	No	58,432.00	58,432	0	0	0	0	58,432	No	
Harris, Chanele	Employment Specialist	Administrative and Clerical	WIB Grant Employee	N/A	N/A	FT	No	36,105.00	36,104.9	0	0	0	0	36,104.9	No	
Holman, Carol	Employment Specialist	Administrative and Clerical	WIB Grant Employee	N/A	N/A	FT	No	50,000.00	50,000.08	0	0	0	0	50,000.08	No	
Lopez, Jesus	Chief Fiscal Officer	Executive	Yonkers Industrial Development Agency			FT	No	80,000.00	44,615.34	0	0	1,000	0	45,615.34	No	
Lynch, Ellen	President/CEO	Executive	Yonkers Industrial Development Agency	N/A	N/A	FT	No	165,000.00	67,269.2	0	0	3,128.16	0	70,397.36	No	
McGovern, Michael	Fiscal Manager	Executive	WIB Grant Employee	N/A	N/A	FT	No	100,000.00	99,999.9	0	0	0	0	99,999.9	No	
McGrail, Sean	Executive Director	Executive	WIB Grant Employee			FT	No	120,000.00	93,749.81	0	0	7,824.2	0	101,574.01	No	
Molly, Eric	One Stop Manager	Executive	WIB Grant Employee			FT	No	80,000.00	30,769.2	0	0	1,786.98	0	32,556.18	No	
Morales, Lillian	Employment Specialist	Administrative and Clerical	WIB Grant Employee	N/A	N/A	FT	No	56,550.00	56,550	0	0	0	0	56,550	No	
Moran, Carlos	Executive Director	Executive				FT	No	120,000.00	56,726.93	0	0	4,694.52	0	61,421.45	No	

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga-ning 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
Moreno, Bernadette	Data Entry Clerk	Administrative and Clerical	WIB Grant Employee	N/A	N/A	FT	No	38,132.00	38,132.12	0	0	0	0	38,132.12	No	
Muro, Ann	Employment Specialist	Administrative and Clerical	WIB Grant Employee			FT	No	65,000.00	43,365.3	0	0	3,573.95	0	46,939.25	No	
Patterson, Linda	Disability Resource Coordinator	Managerial	WIB Grant Employee	N/A	N/A	FT	No	55,620.00	55,588.82	0	0	0	0	55,588.82	No	
Rodriguez, Fiona	Administrative Assistant	Administrative and Clerical	Yonkers Industrial Development Agency	N/A	N/A	FT	No	45,000.00	44,203.75	0	0	0	0	44,203.75	No	
Schmidt, Raymond	Executive Director	Executive	WIB Grant Employee	N/A	N/A	FT	No	120,000.00	18,145	0	0	0	0	18,145	No	
Spencer, Katherine	Business Services Liaison	Managerial				FT	No	75,000.00	59,134.7	0	0	7,824.2	0	66,958.9	No	
Vogel, Eva	Administrative Clerk	Administrative and Clerical	WIB Grant Employee	N/A	N/A	FT	No	30,000.00	30,000.1	0	0	0	0	30,000.1	No	
Vogel, Jennifer M	Bookkeeper	Administrative and Clerical	Yonkers Industrial Development Agency			FT	No	48,000.00	23,337.67	0	0	0	0	23,337.67	No	

Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Spano, Michael	Board of Directors												X	
Gerry, Susan	Board of Directors												X	
Ball, Sr., Martin	Board of Directors												X	
Lawrence, Joy	Board of Directors												X	
Singer, Cecile	Board of Directors												X	
Baratta, Michael	Board of Directors												X	
Kischak, Peter	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Carter, Melvina	President/CEO			X			X	X						
Lynch, Ellen	President/CEO			X	X		X	X						
McGrail, Sean	Executive Director												X	
Moran, Carlos	Executive Director												X	
Schmidt, Raymond	Executive Director												X	

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	\$521,684
Investments	\$151,034
Receivables, net	\$67,640
Other assets	\$0
Total Current Assets	\$740,358
Noncurrent Assets	
Restricted cash and investments	\$1,466,393
Long-term receivables, net	\$0
Other assets	\$670,000
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$1,352
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$1,352
Total Noncurrent Assets	\$2,137,745
Total Assets	\$2,878,103

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$29,259
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$221,254
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$960,000
Total Current Liabilities	\$1,210,513

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$1,466,393
Total Noncurrent Liabilities	\$1,466,393

Total Liabilities

\$2,676,906

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$201,197
Total Net Assets	\$201,197

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$108,947
Rental & financing income	\$0
Other operating revenues	\$60,345
Total Operating Revenue	\$169,292

Operating Expenses

Salaries and wages	\$318,114
Other employee benefits	\$120,333
Professional services contracts	\$152,706
Supplies and materials	\$17,605
Depreciation & amortization	\$1,956
Other operating expenses	\$171,349
Total Operating Expenses	\$782,063

Operating Income (Loss) **(\$612,771)**

Nonoperating Revenues

Investment earnings	\$65,280
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$1,360,020
Total Nonoperating Revenue	\$1,425,300

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

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$1,360,020
Total Nonoperating Expenses	\$1,360,020
Income (Loss) Before Contributions	(\$547,491)
Capital Contributions	\$0
Change in net assets	(\$547,491)
Net assets (deficit) beginning of year	\$748,688
Other net assets changes	\$0
Net assets (deficit) at end of year	\$201,197

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	247,255,155.00	0.00	6,467,953.00	240,787,202.00
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	http://www.yonkersida.com/sites/default/files/PDFs/2012%20Real%20Property%20Report.pdf
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.yonkersida.com/sites/default/files/PDFs/Procurement%20Guidelines.pdf
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$37,349.76
Local Property Tax Exemption: \$66,648.36
School Property Tax Exemption: \$148,373.19
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$252,371.31
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,772	\$2,772
Local PILOT:	\$12,228	\$12,228
School District PILOT:	\$0	\$0
Total PILOTS:	\$15,000	\$15,000

Net Exemptions: \$237,371.31

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

2.

General Project Information

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

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

Total Project Amount: \$54,067,586.00
Benefited Project Amount: \$28,300,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/03/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 12/31/2008
or Leasehold Interest:
Year Financial Assitance is 2038
planned to End:

Notes: Develop new affordable workforce housing on formerly vacant lots. Construction was completed in 2011.

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$57,976.8
Local Property Tax Exemption: \$103,456.05
School Property Tax Exemption: \$230,314.81
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$391,747.66

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,701.32	\$15,701.32
Local PILOT:	\$90,388.68	\$90,388.68
School District PILOT:	\$0	\$0
Total PILOTS:	\$106,090	\$106,090

Net Exemptions: \$285,657.66

Project Employment Information

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

Project Status

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

IDA Projects

3.

General Project Information

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

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

Total Project Amount: \$9,025,000.00
Benefited Project Amount: \$9,025,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/30/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 08/31/2010
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Assisted a company with taking over a commercial building in need of renovations to attract business tenants.

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$24,166.8
Local Property Tax Exemption: \$43,124.18
School Property Tax Exemption: \$96,003.44
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$163,294.42
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$11,100	\$11,100
Local PILOT:	\$63,900	\$63,900
School District PILOT:	\$0	\$0
Total PILOTS:	\$75,000	\$75,000

Net Exemptions: \$88,294.42

Project Employment Information

of FTEs before IDA Status: 10
Original Estimate of Jobs to be created: 30
Average estimated annual salary of jobs to be created.(at Current market rates): 45,000
Annualized salary Range of Jobs to be Created: 25,000 To: 45,000
Original Estimate of Jobs to be Retained: 10
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 63
of FTE Construction Jobs during fiscal year: 4
Net Employment Change: 53

Project Status

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

IDA Projects

4.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$21,168
Local Property Tax Exemption: \$37,773
School Property Tax Exemption: \$84,090.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$143,031.60
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,003.89	\$16,003.89
Local PILOT:	\$92,133.95	\$92,133.95
School District PILOT:	\$0	\$0
Total PILOTS:	\$108,137.84	\$108,137.84

Net Exemptions: \$34,893.76

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 75
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 114
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 114

Applicant Information

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

Project Status

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

IDA Projects

5.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$13,559.28
Local Property Tax Exemption: \$24,195.71
School Property Tax Exemption: \$53,864.7
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$91,619.69
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,856.31	\$7,856.31
Local PILOT:	\$45,226.86	\$45,226.86
School District PILOT:	\$0	\$0
Total PILOTS:	\$53,083.17	\$53,083.17

Net Exemptions: \$38,536.52

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

6.

General Project Information

Project Code: 55079802A
Project Type: Straight Lease
Project Name: CR Riverdale Limited Partnership

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

Total Project Amount: \$45,000,000.00
Benefited Project Amount: \$45,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/23/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/1999
or Leasehold Interest:
Year Financial Assitance is 2014
planned to End:
Notes: Bring new business to Yonkers quality housing for seniors. Promotes workforce housing by making empty nester homes available. In 2012, property was acquir

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$232,848
Local Property Tax Exemption: \$415,503
School Property Tax Exemption: \$924,996.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,573,347.60
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$81,150.59	\$81,150.59
Local PILOT:	\$449,532.82	\$449,532.82
School District PILOT:	\$0	\$0
Total PILOTS:	\$530,683.41	\$530,683.41

Net Exemptions: \$1,042,664.19

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 175
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: 148
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 148

Applicant Information

Applicant Name: CR riverdale LP
Address Line1: 537 Riverdale Avenue
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10705
Province/Region:
Country: USA

Project 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: 55071001A
Project Type: Straight Lease
Project Name: Central Ave Chrysler Jeep Dodge, Inc

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

Total Project Amount: \$1,000,000.00
Benefited Project Amount: \$1,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/30/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2010
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Help business renovate and expand operations.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$16,593.36
Local Property Tax Exemption: \$29,609.84
School Property Tax Exemption: \$65,917.69
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$112,120.89
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,620	\$9,620
Local PILOT:	\$55,380	\$55,380
School District PILOT:	\$0	\$0
Total PILOTS:	\$65,000	\$65,000

Net Exemptions: \$47,120.89

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 70
Original Estimate of Jobs to be created: 10
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: 70
Estimated average annual salary of jobs to be retained.(at Current Market rates): 48,000
Current # of FTEs: 86
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 16

Applicant Information

Applicant Name: "Central Ave Chrysler Jeep Dodge,
Address Line1: 1839 Central Park Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10710
Province/Region:
Country: USA

Project Status

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

IDA Projects

8.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$244,137.6
Local Property Tax Exemption: \$435,648.6
School Property Tax Exemption: \$969,844.92
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,649,631.12
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$462,000	\$462,000
Local PILOT:	\$2,038,000	\$2,038,000
School District PILOT:	\$0	\$0
Total PILOTS:	\$2,500,000	\$2,500,000

Net Exemptions: -\$850,368.88

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 8
Average estimated annual salary of jobs to be created.(at Current market rates): 31,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 7

Applicant Information

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

Project Status

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

IDA Projects

9.

General Project Information

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

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

Total Project Amount: \$47,300,000.00
Benefited Project Amount: \$47,300,000.00
Bond/Note Amount: \$47,300,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/08/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 12/31/1991
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$70,101.36
Local Property Tax Exemption: \$125,091.59
School Property Tax Exemption: \$278,480.04
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$473,672.99

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$154,464.4	\$154,464.4
School District PILOT:	\$0	\$0
Total PILOTS:	\$154,464.4	\$154,464.4

Net Exemptions: \$319,208.59

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 315
Average estimated annual salary of jobs to be created.(at Current market rates): 76,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 524
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 524

Project Status

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

IDA Projects

10.

General Project Information

Project Code: 55071007A
Project Type: Straight Lease
Project Name: Contrafect

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

Total Project Amount: \$15,000,000.00
Benefited Project Amount: \$15,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/30/2010
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes: Biotech company that employs novel therapeutic approaches to infectious diseases. FTE jobs will be created in phases, estimated 65 in phase 1.

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: 28 Wells Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 65
Average estimated annual salary of jobs to be created.(at Current market rates): 87,000
Annualized salary Range of Jobs to be Created: 50,000 To: 200,000
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: 33
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 33

Applicant Information

Applicant Name: ContraFect Corporation
Address Line1: 469 7th Ave - 3rd floor
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10018
Province/Region:
Country: USA

Project Status

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

IDA Projects

11.

General Project Information

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

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

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

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

Federal Tax Status of Bonds:
Not For Profit:

Date Project Approved: 10/26/2011
IDA Took Title Yes

to Property:
Date IDA Took Title 12/01/2011

or Leasehold Interest:
Year Financial Assitance is 2042
planned to End:

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$637,621.74
Local Sales Tax Exemption: \$364,312.8
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,001,934.54

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$1,001,934.54

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 8
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 8
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 8
of FTE Construction Jobs during fiscal year: 95
Net Employment Change: 0

Applicant Information

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

Project Status

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

IDA Projects

12.

General Project Information

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

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

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

Location of Project

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

Applicant Information

Applicant Name: Brook Shopping Center LLC
Address Line1: C/O Macerich Company
Address Line2: 401 Wilshire Boulevard, Ste 700
City: SANTA MONICA
State: CA
Zip - Plus4: 90401
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$1,293,630.15
Local Sales Tax Exemption: \$1,414,907.98
County Real Property Tax Exemption: \$603,899.52
Local Property Tax Exemption: \$1,077,621.72
School Property Tax Exemption: \$2,399,011.38
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$6,789,070.75
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$665,280	\$665,280
Local PILOT:	\$2,934,720	\$2,934,720
School District PILOT:	\$0	\$0
Total PILOTS:	\$3,600,000	\$3,600,000

Net Exemptions: \$3,189,070.75

Project Employment Information

of FTEs before IDA Status: 1,954
Original Estimate of Jobs to be created: 275
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 18,800 To: 35,000
Original Estimate of Jobs to be Retained: 1,954
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000
Current # of FTEs: 2,562
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 608

Project Status

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

IDA Projects

13.

General Project Information

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

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

Total Project Amount: \$24,843,554.00
Benefited Project Amount: \$12,421,777.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/01/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 03/29/2007
or Leasehold Interest:
Year Financial Assitance is 2057
planned to End:
Notes: Assist in HOPE VI redevelopment of Ashburton Avenue Corridor. Provide new quality affordable housing.

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$16,716.84
Local Property Tax Exemption: \$29,830.18
School Property Tax Exemption: \$66,408.22
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$112,955.24
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,620	\$9,620
Local PILOT:	\$55,380	\$55,380
School District PILOT:	\$0	\$0
Total PILOTS:	\$65,000	\$65,000

Net Exemptions: \$47,955.24

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Project Status

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

IDA Projects

14.

General Project Information

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

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

Total Project Amount: \$27,656,000.00
Benefited Project Amount: \$17,875,000.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/11/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/2008
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$17,287.2
Local Property Tax Exemption: \$30,847.95
School Property Tax Exemption: \$68,673.99
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$116,809.14

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,490.09	\$12,490.09
Local PILOT:	\$70,316.18	\$70,316.18
School District PILOT:	\$0	\$0
Total PILOTS:	\$82,806.27	\$82,806.27

Net Exemptions: \$34,002.87

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 40
Average estimated annual salary of jobs to be created.(at Current market rates): 24,960
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 42
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 42

Project Status

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

IDA Projects

15.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$9,466.8
Local Property Tax Exemption: \$16,892.93
School Property Tax Exemption: \$37,607.19
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$63,966.92
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$9,712.5
Local PILOT:	\$0	\$52,787.5
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$62,500

Net Exemptions: \$63,966.92

Project Employment Information

of FTEs before IDA Status: 42
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 42
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 84
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 42

Project Status

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

IDA Projects

16.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$42,336
Local Property Tax Exemption: \$75,546
School Property Tax Exemption: \$168,181.2
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$286,063.20
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,695.78	\$12,695.78
Local PILOT:	\$69,005.32	\$69,005.32
School District PILOT:	\$0	\$0
Total PILOTS:	\$81,701.1	\$81,701.1

Net Exemptions: \$204,362.1

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 5
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 5
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 8
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

Applicant Information

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

Project Status

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

IDA Projects

17.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$19,792.08
Local Property Tax Exemption: \$35,317.76
School Property Tax Exemption: \$78,624.71
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$133,734.55
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$19,309.24	\$19,309.24
Local PILOT:	\$111,158.6	\$111,158.6
School District PILOT:	\$0	\$0
Total PILOTS:	\$130,467.84	\$130,467.84

Net Exemptions: \$3,266.71

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

18.

General Project Information

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

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

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$87,960.69
Local Sales Tax Exemption: \$50,257.39
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$138,218.08

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: \$138,218.08

Project Employment Information

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

Project Status

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

IDA Projects

19.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$170,672.88
Local Property Tax Exemption: \$304,555.31
School Property Tax Exemption: \$678,003.82
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,153,232.01
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$258,720	\$258,720
Local PILOT:	\$1,141,280	\$1,141,280
School District PILOT:	\$0	\$0
Total PILOTS:	\$1,400,000	\$1,400,000

Net Exemptions: -\$246,767.99

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 10
Average estimated annual salary of jobs to be created.(at Current market rates): 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: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 7

Applicant Information

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

Project Status

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

IDA Projects

20.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

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: 127
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 169
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 169

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

21.

General Project Information

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

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

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

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

22.

General Project Information

Project Code: 55070601A
Project Type: Bonds/Notes Issuance
Project Name: JME Associates - Salgra Realty

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

Total Project Amount: \$12,000,000.00
Benefited Project Amount: \$12,000,000.00
Bond/Note Amount: \$12,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 03/29/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 02/25/1988
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes: Turn abandoned eyesore site into a thriving business.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$15,758.4
Local Property Tax Exemption: \$28,119.9
School Property Tax Exemption: \$62,600.78
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$106,479.08
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,958.37	\$9,958.37
Local PILOT:	\$57,330.05	\$57,330.05
School District PILOT:	\$0	\$0
Total PILOTS:	\$67,288.42	\$67,288.42

Net Exemptions: \$39,190.66

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 39
Original Estimate of Jobs to be created: 21
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 39
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 54
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 15

Applicant Information

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

Project Status

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

IDA Projects

23.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$65,832.48
Local Property Tax Exemption: \$117,474.03
School Property Tax Exemption: \$261,521.77
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$444,828.28
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,809.37	\$14,809.37
Local PILOT:	\$80,489.04	\$80,489.04
School District PILOT:	\$0	\$0
Total PILOTS:	\$95,298.41	\$95,298.41

Net Exemptions: \$349,529.87

Project Employment Information

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

Project Status

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

IDA Projects

24.

General Project Information

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

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

Total Project Amount: \$1,715,000.00
Benefited Project Amount: \$1,715,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/21/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 09/01/2011
or Leasehold Interest:
Year Financial Assitance is 2017
planned to End:

Notes: Assistance ensured manufacturing company remained and expanded in Yonkers. A new location suited to company's warehousing and shipping needs

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$18,277.64
Local Sales Tax Exemption: \$19,991.16
County Real Property Tax Exemption: \$19,486.32
Local Property Tax Exemption: \$34,772.15
School Property Tax Exemption: \$77,410.07
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$169,937.34

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,899.15	\$3,899.15
Local PILOT:	\$22,447.28	\$22,447.28
School District PILOT:	\$0	\$0
Total PILOTS:	\$26,346.43	\$26,346.43

Net Exemptions: \$143,590.91

Project Employment Information

of FTEs before IDA Status: 395
Original Estimate of Jobs to be created: 82
Average estimated annual salary of jobs to be created.(at Current market rates): 42,000
Annualized salary Range of Jobs to be Created: 35,000 To: 80,000
Original Estimate of Jobs to be Retained: 395
Estimated average annual salary of jobs to be retained.(at Current Market rates): 47,000
Current # of FTEs: 582
of FTE Construction Jobs during fiscal year: 24
Net Employment Change: 187

Project Status

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

IDA Projects

25.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$39,984
Local Property Tax Exemption: \$71,349
School Property Tax Exemption: \$158,837.8
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$270,170.80
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: \$270,170.8

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

26.

General Project Information

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

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

Total Project Amount: \$10,865,000.00
Benefited Project Amount: \$10,865,000.00

Bond/Note Amount:
Annual Lease Payment: \$68,577

Federal Tax Status of Bonds:

Not For Profit: No
Date Project Approved: 03/29/2011
IDA Took Title Yes

to Property:
Date IDA Took Title 08/05/2011

or Leasehold Interest:
Year Financial Assitance is 2060

planned to End:
Notes: Construction of a 300 space parking garage at 10 Woodworth Ave. Annual lease payment is due less amounts paid by YEDC and CDA.

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$286,878.94
Local Sales Tax Exemption: \$313,773.85
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$600,652.79

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$600,652.79

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 25
Net Employment Change: 0

Project Status

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

IDA Projects

27.

General Project Information

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

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

Total Project Amount: \$27,390,000.00
Benefited Project Amount: \$20,028,708.80
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/31/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 10/01/2009
or Leasehold Interest:
Year Financial Assitance is 2025
planned to End:
Notes: Expansion of major retailer.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$122,021.76
Local Property Tax Exemption: \$217,740.36
School Property Tax Exemption: \$484,735.59
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$824,497.71
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$117,263.06	\$117,263.06
Local PILOT:	\$675,054.94	\$675,054.94
School District PILOT:	\$0	\$0
Total PILOTS:	\$792,318	\$792,318

Net Exemptions: \$32,179.71

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 375
Original Estimate of Jobs to be created: 54
Average estimated annual salary of jobs to be created.(at Current market rates): 24,692
Annualized salary Range of Jobs to be Created: 24,692 To: 24,692
Original Estimate of Jobs to be Retained: 375
Estimated average annual salary of jobs to be retained.(at Current Market rates): 24,692
Current # of FTEs: 335
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (40)

Applicant Information

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

Project Status

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

IDA Projects

28.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$75,120.53
Local Property Tax Exemption: \$134,047.98
School Property Tax Exemption: \$298,418.85
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$507,587.36
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$41,625	\$41,625
Local PILOT:	\$239,625	\$239,625
School District PILOT:	\$0	\$0
Total PILOTS:	\$281,250	\$281,250

Net Exemptions: \$226,337.36

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 6
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 22
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 22

Project Status

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

IDA Projects

29.

General Project Information

Project Code: 55079702A
Project Type: Bonds/Notes Issuance
Project Name: Michael Malotz Skilled Nursing Pavilion

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

Total Project Amount: \$15,000,000.00
Benefited Project Amount: \$15,000,000.00
Bond/Note Amount: \$15,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/20/1999
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/1999
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes: Issued tax exempt bonds to facilitate construction of nursing home and rehabilitation center. Created construction and new permanent jobs. Val

Location of Project

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

Applicant Information

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

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: 150
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 145
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 145

Project Status

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

IDA Projects

30.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$86,436
Local Property Tax Exemption: \$154,239.75
School Property Tax Exemption: \$341,128.2
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$581,803.95
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,537.68	\$3,537.68
Local PILOT:	\$19,227.32	\$19,227.32
School District PILOT:	\$0	\$0
Total PILOTS:	\$22,765	\$22,765

Net Exemptions: \$559,038.95

Project Employment Information

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

Project Status

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

IDA Projects

31.

General Project Information

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

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

Total Project Amount: \$61,500,045.00
Benefited Project Amount: \$61,500,045.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/22/1997
IDA Took Title Yes
to Property:
Date IDA Took Title 12/31/1997
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Jumpstart development of previously dormant land adjacent to NYS Thruway. Create new jobs; annual sales tax revenues. Bring people from around the r

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$375,790.8
Local Property Tax Exemption: \$670,575.68
School Property Tax Exemption: \$1,492,841.74
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$2,539,208.22
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$255,000	\$255,000
Local PILOT:	\$120,000	\$120,000
School District PILOT:	\$0	\$0
Total PILOTS:	\$375,000	\$375,000

Net Exemptions: \$2,164,208.22

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 950
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 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: 732
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 732

Project Status

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

IDA Projects

32.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$68,843.04
Local Property Tax Exemption: \$122,846.19
School Property Tax Exemption: \$273,481.32
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$465,170.55
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$296	\$296
Local PILOT:	\$1,704	\$1,704
School District PILOT:	\$0	\$0
Total PILOTS:	\$2,000	\$2,000

Net Exemptions: \$463,170.55

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 50,000
Annualized salary Range of Jobs to be Created: 10,000 To: 65,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

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

Project Status

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

IDA Projects

33.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$78,792
Local Property Tax Exemption: \$140,599.5
School Property Tax Exemption: \$313,003.9
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$532,395.40
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$61,919.23	\$61,919.23
Local PILOT:	\$273,141.55	\$273,141.55
School District PILOT:	\$0	\$0
Total PILOTS:	\$335,060.78	\$335,060.78

Net Exemptions: \$197,334.62

Project Employment Information

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

Project Status

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

IDA Projects

34.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$8,467.2
Local Property Tax Exemption: \$15,109.2
School Property Tax Exemption: \$33,636.24
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$57,212.64
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$14,869.45
Local PILOT:	\$0	\$85,599.8
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$100,469.25

Net Exemptions: \$57,212.64

Project Employment Information

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

Project Status

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

IDA Projects

35.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$5,586
Local Property Tax Exemption: \$9,967.88
School Property Tax Exemption: \$22,190.58
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$37,744.46
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,031.68	\$9,031.68
Local PILOT:	\$51,995.14	\$51,995.14
School District PILOT:	\$0	\$0
Total PILOTS:	\$61,026.82	\$61,026.82

Net Exemptions: -\$23,282.36

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

36.

General Project Information

Project Code: 55071003A
Project Type: Straight Lease
Project Name: Quincy Amusements

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

Total Project Amount: \$15,000,000.00
Benefited Project Amount: \$15,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/10/2010
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes: Movie theater buildout and equipping.

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: 1 Ridge Hill Rd
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10710
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 110
Average estimated annual salary of jobs to be created.(at Current market rates): 42,120
Annualized salary Range of Jobs to be Created: 37,100 To: 66,250
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: 49
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 49

Applicant Information

Applicant Name: Quincy Amusements
Address Line1: 846 University Ave
Address Line2:
City: NORWOOD
State: MA
Zip - Plus4: 02062
Province/Region:
Country: USA

Project Status

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

IDA Projects

37.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$972,636.49
Local Sales Tax Exemption: \$1,063,821.16
County Real Property Tax Exemption: \$1,733,529.84
Local Property Tax Exemption: \$3,093,377.87
School Property Tax Exemption: \$6,886,506.25
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$13,749,871.61
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$345,502.29	\$345,502.29
Local PILOT:	\$1,948,111.9	\$1,948,111.9
School District PILOT:	\$0	\$0
Total PILOTS:	\$2,293,614.19	\$2,293,614.19

Net Exemptions: \$11,456,257.42

Project Employment Information

of FTEs before IDA Status: 200
Original Estimate of Jobs to be created: 4,000
Average estimated annual salary of jobs to be created.(at Current market rates): 29,000
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 200
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 1,233
of FTE Construction Jobs during fiscal year: 1,173
Net Employment Change: 1,033

Project Status

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

IDA Projects

38.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$490,803.6
Local Property Tax Exemption: \$875,808.98
School Property Tax Exemption: \$1,949,734
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$3,316,346.58
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$34,980.84	\$34,980.84
Local PILOT:	\$201,376.16	\$201,376.16
School District PILOT:	\$0	\$0
Total PILOTS:	\$236,357	\$236,357

Net Exemptions: \$3,079,989.58

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

39.

General Project Information

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

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

Total Project Amount: \$6,500,000.00
Benefited Project Amount: \$6,500,000.00

Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/27/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2002
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:

Notes: Retain and expand existing Yonkers business in new, more efficient location. New jobs, create construction jobs for buildings in facility.

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$24,978.24
Local Property Tax Exemption: \$44,572.14
School Property Tax Exemption: \$99,226.91
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$168,777.29

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,150.18	\$12,150.18
Local PILOT:	\$78,210.94	\$78,210.94
School District PILOT:	\$0	\$0
Total PILOTS:	\$90,361.12	\$90,361.12

Net Exemptions: \$78,416.17

Project Employment Information

of FTEs before IDA Status: 15
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 15
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 26
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 11

Project Status

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

IDA Projects

40.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$121,657.2
Local Property Tax Exemption: \$217,089.83
School Property Tax Exemption: \$483,287.37
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$822,034.40
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,489.04	\$1,489.04
Local PILOT:	\$8,092.96	\$8,092.96
School District PILOT:	\$0	\$0
Total PILOTS:	\$9,582	\$9,582

Net Exemptions: \$812,452.4

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

41.

General Project Information

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

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

Total Project Amount: \$13,750,000.00
Benefited Project Amount: \$13,750,000.00
Bond/Note Amount: \$13,750,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/20/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 05/27/2004
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:

Notes: Bond issued to refinance cost of acquiring and renovating a residential property adjacent to the college.
Project also included construction of 2

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 229
Original Estimate of Jobs to be created: 150
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 324
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 95

Project Status

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

IDA Projects

42.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

43.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$82,320
Local Property Tax Exemption: \$146,895
School Property Tax Exemption: \$327,019
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$556,234.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,360	\$10,360
Local PILOT:	\$59,640	\$59,640
School District PILOT:	\$0	\$0
Total PILOTS:	\$70,000	\$70,000

Net Exemptions: \$486,234

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 6
Original Estimate of Jobs to be created: 1
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 6
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 10
Net Employment Change: 1

Applicant Information

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

Project Status

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

IDA Projects

44.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 1,428
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 1,660
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 232

Applicant Information

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

Project Status

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

IDA Projects

45.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 830
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 830

Project Status

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

IDA Projects

46.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

47.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$126,000
Total Exemptions: \$126,000.00
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: \$126,000

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

48.

General Project Information

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

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

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

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

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be created.(at Current market rates): 22,880
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 22,880
Current # of FTEs: 11
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 11

Applicant Information

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

Project Status

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

IDA Projects

49.

General Project Information

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

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

Total Project Amount: \$20,400,000.00
Benefited Project Amount: \$20,400,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/28/2006
IDA Took Title Yes
to Property:
Date IDA Took Title 12/28/2006
or Leasehold Interest:
Year Financial Assitance is 2019
planned to End:
Notes: Incentive provided to support affordable component of the tenant mix.New construction jobs and permanent jobs. Originally approved as the Milleni

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$3,539.76
Local Property Tax Exemption: \$6,316.49
School Property Tax Exemption: \$14,061.82
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$23,918.07
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,539.76	\$3,539.76
Local PILOT:	\$20,378.3	\$20,378.3
School District PILOT:	\$0	\$0
Total PILOTS:	\$23,918.06	\$23,918.06

Net Exemptions: \$0.01

Project Employment Information

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

Project Status

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

IDA Projects

50.

General Project Information

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

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$16,957.88
Local Sales Tax Exemption: \$9,689.09
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$26,646.97

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: \$26,646.97

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 15
Average estimated annual salary of jobs to be created.(at Current market rates): 24,000
Annualized salary Range of Jobs to be Created: 18,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 14
Net Employment Change: 7

Applicant Information

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

Project Status

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

IDA Projects

51.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$66,233.31
Local Sales Tax Exemption: \$72,442.69
County Real Property Tax Exemption: \$23,355.36
Local Property Tax Exemption: \$41,676.21
School Property Tax Exemption: \$92,779.96
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$296,487.53
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,736	\$4,736
Local PILOT:	\$27,264	\$27,264
School District PILOT:	\$0	\$0
Total PILOTS:	\$32,000	\$32,000

Net Exemptions: \$264,487.53

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 40,000 To: 45,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 45
Net Employment Change: 2

Project Status

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

IDA Projects

52.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$4,489.55
Local Sales Tax Exemption: \$4,910.45
County Real Property Tax Exemption: \$41,983.2
Local Property Tax Exemption: \$74,916.45
School Property Tax Exemption: \$166,779.69
Mortgage Recording Tax Exemption: \$434,000
Total Exemptions: \$727,079.34
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,440	\$4,440
Local PILOT:	\$25,560	\$25,560
School District PILOT:	\$0	\$0
Total PILOTS:	\$30,000	\$30,000

Net Exemptions: \$697,079.34

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 75
Average estimated annual salary of jobs to be created.(at Current market rates): 36,400
Annualized salary Range of Jobs to be Created: 20,000 To: 100,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 46
of FTE Construction Jobs during fiscal year: 4
Net Employment Change: 46

Applicant Information

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

Project Status

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

IDA Projects

53.

General Project Information

Project Code: 55079302A
Project Type: Bonds/Notes Issuance
Project Name: Westchester School For Special Children

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

Total Project Amount: \$4,500,000.00
Benefited Project Amount: \$4,055,000.00
Bond/Note Amount: \$4,055,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 11/16/1992
IDA Took Title Yes
to Property:
Date IDA Took Title 11/16/1993
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: Bond paid off in 2011. 2012 will be last reporting year.

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

Project Employment Information

of FTEs before IDA Status: 174
Original Estimate of Jobs to be created: 66
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 174
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 182
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 8

Applicant Information

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

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

54.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$222,299.28
Local Property Tax Exemption: \$396,679.46
School Property Tax Exemption: \$883,091.45
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,502,070.19
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,657.55	\$16,657.55
Local PILOT:	\$95,893.45	\$95,893.45
School District PILOT:	\$0	\$0
Total PILOTS:	\$112,551	\$112,551

Net Exemptions: \$1,389,519.19

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

55.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$22,344
Local Property Tax Exemption: \$39,871.5
School Property Tax Exemption: \$88,762.3
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$150,977.80
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,440	\$4,440
Local PILOT:	\$25,560	\$25,560
School District PILOT:	\$0	\$0
Total PILOTS:	\$30,000	\$30,000

Net Exemptions: \$120,977.8

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 65,000
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 15
Net Employment Change: 0

Applicant Information

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

Project Status

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

IDA Projects

56.

General Project Information

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

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

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

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

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

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

57.

General Project Information

Project Code: YEDC-10-02A
Project Type: Bonds/Notes Issuance
Project Name: YEDC/The Charter School

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

Total Project Amount: \$12,445,000.00
Benefited Project Amount: \$12,455,000.00
Bond/Note Amount: \$12,455,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 07/13/2010
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
Notes: Expansion of existing Charter School to include 7th & 8th grades. YIDA provided sales tax exemption.

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

Project Employment Information

of FTEs before IDA Status: 50
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 55,000
Annualized salary Range of Jobs to be Created: 25,000 To: 75,000
Original Estimate of Jobs to be Retained: 50
Estimated average annual salary of jobs to be retained.(at Current Market rates): 55,000
Current # of FTEs: 84
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 34

Applicant Information

Applicant Name: The Charter School for Educational
Address Line1: 260 Warburton Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10701
Province/Region:
Country: USA

Project Status

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

IDA Projects

58.

General Project Information

Project Code: 55071002A
Project Type: Straight Lease
Project Name: Yonkers Honda

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

Total Project Amount: \$3,500,000.00
Benefited Project Amount: \$3,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/10/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/2010
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Business moved to larger facility to merge departments and expand. PILOT commences 2011.

Location of Project

Address Line1: 2000 Central Park Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10710
Province/Region:
Country: USA

Applicant Information

Applicant Name: 500 Yonkers Ave Realty LLC
Address Line1: 2000 Central Park Ave
Address Line2:
City: YONKERS
State: NY
Zip - Plus4: 10710
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$12,636.12
Local Property Tax Exemption: \$22,548.38
School Property Tax Exemption: \$50,197.42
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$85,381.92
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,400	\$7,400
Local PILOT:	\$42,600	\$42,600
School District PILOT:	\$0	\$0
Total PILOTS:	\$50,000	\$50,000

Net Exemptions: \$35,381.92

Project Employment Information

of FTEs before IDA Status: 33
Original Estimate of Jobs to be created: 8
Average estimated annual salary of jobs to be created.(at Current market rates): 41,000
Annualized salary Range of Jobs to be Created: 32,000 To: 50,000
Original Estimate of Jobs to be Retained: 33
Estimated average annual salary of jobs to be retained.(at Current Market rates): 43,000
Current # of FTEs: 75
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 42

Project Status

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

IDA Projects

59.

General Project Information

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

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

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,932.8
Local Property Tax Exemption: \$37,353.3
School Property Tax Exemption: \$83,156.26
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$141,442.36

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,537.6	\$10,537.6
Local PILOT:	\$60,662.4	\$60,662.4
School District PILOT:	\$0	\$0
Total PILOTS:	\$71,200	\$71,200

Net Exemptions: \$70,242.36

Project Employment Information

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

Project Status

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

IDA Projects

60.

General Project Information

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$477,373.86
Local Sales Tax Exemption: \$522,127.66
County Real Property Tax Exemption: \$694,228.08
Local Property Tax Exemption: \$1,238,807.51
School Property Tax Exemption: \$2,757,844.66
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$5,690,381.77
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$614,771.2	\$614,771.2
Local PILOT:	\$3,329,228.8	\$3,329,228.8
School District PILOT:	\$0	\$0
Total PILOTS:	\$3,944,000	\$3,944,000

Net Exemptions: \$1,746,381.77

Project Employment Information

of FTEs before IDA Status: 321
Original Estimate of Jobs to be created: 700
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 300
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 675
of FTE Construction Jobs during fiscal year: 255
Net Employment Change: 354

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
60	\$49,168,160.12	\$18,019,371.26	\$31,148,788.86	5,632

Additional Comments: