

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.glencoveida.org
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.glencoveida.org
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	www.glencoveida.org
6. Are any Authority staff also employed by another government agency?	Yes	Glen Cove CDA
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.glencoveida.org
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.glencoveida.org

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.glencoveida.org
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		www.glencoveida.org
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.glencoveida.org
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.glencoveida.org
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?	No	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	

Board of Directors Listing

Name	HARTLEY, VINCENT	Name	SUOZZI, RALPH V
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Elected by Board
Term Start Date	01/01/2007	Term Start Date	01/01/2008
Term Expiration Date	12/31/2013	Term Expiration Date	12/31/2013
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	Other	Nominated By	Local
Appointed By	Other	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Moschetta, Theresa	Name	FILIPPONE, CARMINE
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2012	Term Start Date	01/01/2007
Term Expiration Date	12/31/2013	Term Expiration Date	12/31/2013
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	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	BOURNE, PATTI
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	07/01/2010
Term Expiration Date	12/31/2013
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Other
Appointed By	Other
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga- ining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individua l	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensa tion/Allo wances/Ad justments	Total Compens -ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
BYRNE, CAMILLE	EXECUTIVE SECRETARY	Administrative and Clerical				PT	No	24,786.00	24,786	0	0	0	0	24,786	Yes	Yes
Dwain, Welcome	GRANTS ADMINISTRA TOR	Administrative and Clerical				PT	No	2,095.00	2,095	0	0	0	0	2,095	Yes	Yes
LAMORTE, ANNE	MGR FINANCE AND ADMIN	Managerial				PT	No	30,976.00	30,976	0	0	0	0	30,976	Yes	Yes
MORRIS, KELLY K	Executive Director	Managerial				PT	No	37,868.00	37,868	0	0	0	0	37,868	Yes	Yes
Reilley, Erin	Gtants Adminstrat or	Administrative and Clerical				PT	No	14,756.00	14,756	0	0	0	0	14,756	Yes	Yes

Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Moschetta, Theresa	Board of Directors												X	
SUOZZI, RALPH V	Board of Directors												X	
HARTLEY, VINCENT	Board of Directors												X	
FILIPPONE, CARMINE	Board of Directors												X	
BOURNE, PATTI	Board of Directors												X	

Staff

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

Subsidiary/Component Unit Verification

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

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

Subsidiary/Component Unit Creation

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

Subsidiary/Component unit Termination

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

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

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$355,489
Investments	\$0
Receivables, net	\$544,328
Other assets	\$0
Total Current Assets	\$899,817
Noncurrent Assets	
Restricted cash and investments	\$1,720
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$15,031,650
Buildings and equipment	\$7,492
Infrastructure	\$0
Accumulated depreciation	\$2,734
Net Capital Assets	\$15,036,408
Total Noncurrent Assets	\$15,038,128
Total Assets	\$15,937,945

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$67,567
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$8,016
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$75,583

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$246,608
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$15,448,803
Total Noncurrent Liabilities	\$15,695,411

Total Liabilities

\$15,770,994

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$4,758
Restricted	\$2,600,000
Unrestricted	(\$2,437,807)
Total Net Assets	\$166,951

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$239,618
Rental & financing income	\$0
Other operating revenues	\$425,338
Total Operating Revenue	\$664,956

Operating Expenses

Salaries and wages	\$100,004
Other employee benefits	\$106,157
Professional services contracts	\$800,771
Supplies and materials	\$14,207
Depreciation & amortization	\$505
Other operating expenses	\$2,080,971
Total Operating Expenses	\$3,102,615

Operating Income (Loss) **(\$2,437,659)**

Nonoperating Revenues

Investment earnings	\$460
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$460

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	(\$2,437,199)
Capital Contributions	\$0
Change in net assets	(\$2,437,199)
Net assets (deficit) beginning of year	\$2,604,150
Other net assets changes	\$0
Net assets (deficit) at end of year	\$166,951

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	11,061,850.00	0.00	229,118.00	10,832,732.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1. Address Line1: Garvies Point Road
Address Line2: Sec 21 Lot A Block 12
City: GLEN COVE
State: NY
Postal Code: 11542
Plus4:
Province/Region:
Country: USA
Property Description: Vacant Lot/Undeveloped Land
Estimated Fair Market Value: \$1,450,583
How was the Fair Market Value Other
Determined?
Transaction Type: ACQUISITION
If Other, Explain:

Transaction Date: 12/31/2013
Purchase Sale Price: \$0.00

Lease Data (If applicable)

Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):

Seller/Purchaser/Tenant Data:

Organization: Glen Cove CDA
Last Name:
First Name:

Address Line1: 9 Glen Street
Address Line2:

City: GLEN COVE
State: NY
Postal Code: 11542
Plus4:
Province/Region:
Country: USA

Relation With Board
member/senior authority
management? No

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	www.glencoveida.org
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	www.glencoveida.org
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: 2801-06-1
Project Type: Straight Lease
Project Name: AVALONBAY NORTH GLEN STREET

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

Total Project Amount: \$5,397,577.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/01/2005
IDA Took Title Yes
to Property:
Date IDA Took Title 11/01/2003
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: CONSTRUCTION OF APARTMENTS

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$76,568
Local Property Tax Exemption: \$338,780
School Property Tax Exemption: \$667,701
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,083,049.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$79,717	\$79,717
Local PILOT:	\$153,739	\$153,739
School District PILOT:	\$335,948	\$335,948
Total PILOTS:	\$569,404	\$569,404

Net Exemptions: \$513,645

Location of Project

Address Line1: 1100 AVALON SQUARE
Address Line2:
City: GLEN COVE
State: NY
Zip - Plus4: 11542
Province/Region:
Country: USA

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): 45,000
Annualized salary Range of Jobs to be Created: 25,000 To: 85,000
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: 0
Net Employment Change: 2

Applicant Information

Applicant Name: Glen Cove II Development, LLC
Address Line1: 135 Pinelawn Road
Address Line2: Suite 130 South
City: MELVILLE
State: NY
Zip - Plus4: 11747
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

2.

General Project Information

Project Code: 2801-01-1
Project Type: Straight Lease
Project Name: AVALONBAY SOUTH PRATT STREET

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

Total Project Amount: \$67,836,474.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/01/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 08/23/2001
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes: CONSTRUCTION OF APARTMENTS

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$215,702
Local Property Tax Exemption: \$954,388
School Property Tax Exemption: \$1,881,001
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$3,051,091.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$212,078	\$212,078
Local PILOT:	\$424,157	\$424,157
School District PILOT:	\$995,138	\$995,138
Total PILOTS:	\$1,631,373	\$1,631,373

Net Exemptions: \$1,419,718

Location of Project

Address Line1: 135 PINELAWN ROAD
Address Line2: SUITE 130 SOUTH
City: MELVILLE
State: NY
Zip - Plus4: 11747
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 45,000
Annualized salary Range of Jobs to be Created: 25,000 To: 85,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 10
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 10

Applicant Information

Applicant Name: Glen Cove II Developement, LLC
Address Line1: 135 PINELAWN ROAD
Address Line2: SUITE 130 SOUTH
City: MELVILLE
State: NY
Zip - Plus4: 11747
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

3.

General Project Information

Project Code: 2801-11-01
Project Type: Straight Lease
Project Name: Men on The Move-Glen Cove Storage LLC

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

Total Project Amount: \$7,553,000.00
Benefited Project Amount: \$7,553,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/03/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 08/17/2011
or Leasehold Interest:
Year Financial Assitance is 2022
planned to End:
Notes: Men on the Move was sold in December 2013 to PR GC Storage who also assumed the PILOT

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$7,500
Local Property Tax Exemption: \$33,183
School Property Tax Exemption: \$65,401
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$106,084.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,760	\$8,760
Local PILOT:	\$37,665	\$37,665
School District PILOT:	\$99,100	\$99,100
Total PILOTS:	\$145,525	\$145,525

Net Exemptions: -\$39,441

Location of Project

Address Line1: 88-90 Hazel Street
Address Line2:
City: GLEN COVE
State: NY
Zip - Plus4: 11542
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000
Annualized salary Range of Jobs to be Created: 35,000 To: 65,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

Applicant Information

Applicant Name: Men on The Move
Address Line1: 786 Walt Whitman Road
Address Line2:
City: MELVILLE
State: NY
Zip - Plus4: 11747
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

4.

General Project Information

Project Code: 2801-92-01
Project Type: Bonds/Notes Issuance
Project Name: NATIONAL HEALTHPLEX REGENCY

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

Total Project Amount: \$21,800,000.00
Benefited Project Amount: \$21,800,000.00
Bond/Note Amount: \$17,181,850.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 01/01/1992
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/1992
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: CONSTRUCTION OF ADULT HOME

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$35,301
Local Property Tax Exemption: \$156,192
School Property Tax Exemption: \$307,837
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$499,330.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$38,575	\$38,575
Local PILOT:	\$91,176	\$91,176
School District PILOT:	\$220,927	\$220,927
Total PILOTS:	\$350,678	\$350,678

Net Exemptions: \$148,652

Location of Project

Address Line1: 94 SCHOOL STREET
Address Line2:
City: GLEN COVE
State: NY
Zip - Plus4: 11542
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 42
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: 25,000 To: 80,000
Original Estimate of Jobs to be Retained: 40
Estimated average annual salary of jobs to be retained.(at Current Market rates): 45,000
Current # of FTEs: 58
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 16

Applicant Information

Applicant Name: National Healthplex Civic Faciliti
Address Line1: 94 School Street
Address Line2:
City: GLEN COVE
State: NY
Zip - Plus4: 11542
Province/Region:
Country: USA

Project Status

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

IDA Projects

5.

General Project Information

Project Code: 2801-13-01
Project Type: Straight Lease
Project Name: PR Glen Cove Storage LLC

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

Total Project Amount: \$18,100,000.00
Benefited Project Amount: \$18,100,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/12/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 12/12/2013
or Leasehold Interest:
Year Financial Assitance is 2023
planned to End:
Notes: PR Glen Cove Storage LLC purchased Men on the Move in December 2013 and also assumed their PILOT

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 89-90 Hazel Avenue
Address Line2:
City: GLEN COVE
State: NY
Zip - Plus4: 11542
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 3
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000
Annualized salary Range of Jobs to be Created: 25,000 To: 55,000
Original Estimate of Jobs to be Retained: 3
Estimated average annual salary of jobs to be retained.(at Current Market rates): 55,000
Current # of FTEs: 3
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: PR Glen Cove Storage LLC
Address Line1: 7 Girakda Farms
Address Line2:
City: MADISON
State: NJ
Zip - Plus4: 07940
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

6.

General Project Information

Project Code: 2801-05-01
Project Type: Straight Lease
Project Name: SAFAVIEH

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

Total Project Amount: \$5,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/01/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 03/01/2000
or Leasehold Interest:
Year Financial Assistance is 2014
planned to End:
Notes: RETAIL TRADE

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$19,142
Local Property Tax Exemption: \$84,703
School Property Tax Exemption: \$166,940
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$270,785.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$25,260	\$25,260
Local PILOT:	\$50,521	\$50,521
School District PILOT:	\$118,529	\$118,529
Total PILOTS:	\$194,310	\$194,310

Net Exemptions: \$76,475

Location of Project

Address Line1: 24 SCHOOL STREET
Address Line2:
City: GLEN COVE
State: NY
Zip - Plus4: 11542
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000
Annualized salary Range of Jobs to be Created: 25,000 To: 80,000
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: 17
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 17

Applicant Information

Applicant Name: 18 School Street, LLC
Address Line1: 40 harbor Park Drive, North
Address Line2:
City: PORT WASHINGTON
State: NY
Zip - Plus4: 11050
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: 2801-13-03
Project Type: Straight Lease
Project Name: TDG Glen Cove LLC

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

Total Project Amount: \$5,523,135.00
Benefited Project Amount: \$5,523,135.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/27/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 12/27/2013
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:
Notes: The PILOT begins in 2014.

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 5 School Street
Address Line2:
City: GLEN COVE
State: NY
Zip - Plus4: 11542
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 8
Original Estimate of Jobs to be created: 8
Average estimated annual salary of jobs to be created.(at Current market rates): 42,500
Annualized salary Range of Jobs to be Created: 20,000 To: 65,000
Original Estimate of Jobs to be Retained: 8
Estimated average annual salary of jobs to be retained.(at Current Market rates): 42,500
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (8)

Applicant Information

Applicant Name: TDG Glen Cove LLC
Address Line1: 217 Wall Street
Address Line2: Suite 202
City: HUNTINGTON
State: NY
Zip - Plus4: 11743
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

8.

General Project Information

Project Code: 2801-13-02
Project Type: Straight Lease
Project Name: The Regency at Glen Cove

Project part of another phase or multi phase: Yes
Original Project Code: 2801-92-01
Project Purpose Category: Construction

Total Project Amount: \$15,500,000.00
Benefited Project Amount: \$15,500,000.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: Yes
Date Project Approved: 12/19/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 12/19/2013
or Leasehold Interest:
Year Financial Assitance is 2053
planned to End:
Notes: The Regency is expanding their 2nd floor. The expansion will create 22 Memory Care units and 3 Assisted Living units and will expand the facility from

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: \$162,750
Total Exemptions: \$162,750.00
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$162,750

Location of Project

Address Line1: 94 School Street
Address Line2:
City: GLEN COVE
State: NY
Zip - Plus4: 11542
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 16
Original Estimate of Jobs to be created: 16
Average estimated annual salary of jobs to be created.(at Current market rates): 45,000
Annualized salary Range of Jobs to be Created: 35,000 To: 75,000
Original Estimate of Jobs to be Retained: 16
Estimated average annual salary of jobs to be retained.(at Current Market rates): 5,500
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 18
Net Employment Change: (16)

Applicant Information

Applicant Name: National Healthplex-The Regency
Address Line1: 94 School Street
Address Line2:
City: GLEN COVE
State: NY
Zip - Plus4: 11542
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 Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
8	\$5,173,089.0	\$2,891,290.0	\$2,281,799	24

Additional Comments: