

Annual Report for Middletown Industrial Development Agency
 Fiscal Year Ending:12/31/2013

Run Date: 06/26/2014
 Status: CERTIFIED

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.middletown-ny.com/docs/cat_view/44-meeting-documents/9-industrial-development-agency.html
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.middletown-ny.com/docs/cat_view/44-meeting-documents/9-industrial-development-agency.html
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.middletown-ny.com/docs/cat_view/44-meeting-documents/9-industrial-development-agency.html
6. Are any Authority staff also employed by another government agency?	Yes	City of Middletown
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.middletown-ny.com/government/industrial-development-agency.html
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.middletown-ny.com/government/industrial-development-agency.html

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.middletown-ny.com/government/industrial-development-agency.html
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.middletown-ny.com/docs/cat_view/44-meeting-documents/9-industrial-development-agency.html
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.middletown-ny.com/docs/cat_view/44-meeting-documents/9-industrial-development-agency.html?start=5
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.middletown-ny.com/docs/cat_view/44-meeting-documents/9-industrial-development-agency.html?limitstart=0
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10.Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11.Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12.Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13.Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14.Was a performance evaluation of the board completed?	Yes	N/A
15.Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16.Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	http://www.middletown-ny.com/docs/cat_view/44-meeting-documents/9-industrial-development-agency.html?limitstart=0
17.Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	http://www.middletown-ny.com/docs/cat_view/44-meeting-

	Response	URL
874(4) of GML?		documents/9-industrial-development-agency.html?limitstart=0

<u>Board of Directors Listing</u>			
Name	Degnan, John	Name	Hawkins, Wayne
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2010	Term Start Date	03/05/2013
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	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Amelio, Anthony T	Name	Kay, Barbara
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Elected by Board	If yes, Chairman Designated by.	
Term Start Date	01/03/2012	Term Start Date	04/17/2012
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	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	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

<u>Board of Directors Listing</u>			
Name	DeStefano, Joseph	Name	Gerow, C. Lee
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	01/01/2010	Term Start Date	03/05/2013
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	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>	
Name	Green, Judy
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	01/01/2009
Term Expiration Date	12/31/2013
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

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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
Bruni, Maria	Administrative Director	Administrative and Clerical				PT	Yes	0.00	0	0	0	0	0	0	Yes	Yes
Naumchik, John	Treasurer	Administrative and Clerical				PT	Yes	0.00	0	0	0	0	0	0	Yes	Yes
Racine, Patricia	Secretary	Administrative and Clerical				PT	Yes	0.00	0	0	0	0	0	0	Yes	Yes

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Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
Degnan, John	Board of Directors												X	
DeStefano, Joseph	Board of Directors												X	
Green, Judy	Board of Directors												X	
Amelio, Anthony T	Board of Directors												X	
Kay, Barbara	Board of Directors												X	
Gerow, C. Lee	Board of Directors												X	
Hawkins, Wayne	Board of Directors												X	

Staff

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

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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	\$121,673
Investments	\$0
Receivables, net	\$0
Other assets	\$0
Total Current Assets	\$121,673
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
Total Noncurrent Assets	\$0
Total Assets	\$121,673

Summary Financial Information**SUMMARY STATEMENT OF NET ASSETS****Liabilities****Current Liabilities**

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

Noncurrent Liabilities

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

Total Liabilities	\$0
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Net Asset (Deficit)**Net Asset**

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$121,673
Total Net Assets	\$121,673

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

Charges for services	\$102,482
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$102,482

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$4,611
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$16,589
Total Operating Expenses	\$21,200

Operating Income (Loss)	\$81,282
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Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$268
Total Nonoperating Revenue	\$268

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	\$5,000
Total Nonoperating Expenses	\$5,000
Income (Loss) Before Contributions	\$76,550
Capital Contributions	\$0
Change in net assets	\$76,550
Net assets (deficit) beginning of year	\$45,123
Other net assets changes	\$0
Net assets (deficit) at end of year	\$121,673

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Current Debt

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

New Debt Issuances List by Type of Debt and Program

Type Of Debt: Conduit Debt

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
Southeast Towers Preservation, LLP	Refunding	0.00	01/17/2013		Negotiated	.05	Fixed	2	0.00		
	New	4,600,000.00									
	Total	4,600,000.00									

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	860,000.00	4,600,000.00	55,000.00	5,405,000.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	No	
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.middletown-ny.com/docs/cat_view/44-meeting-documents/9-industrial-development-agency.html
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	

1.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$3,089.5
Local Property Tax Exemption:	\$13,506.96
School Property Tax Exemption:	\$20,170.22
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$36,765.98
Total Exemptions Net of RPTL Section 485-b:	\$0.00

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,728.57	\$2,728.57
Local PILOT:	\$10,394.87	\$10,394.87
School District PILOT:	\$17,813.83	\$17,813.83
Total PILOTS:	\$30,937.27	\$30,937.27

Net Exemptions:	\$5,828.71
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-Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	130	
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: No
There is no debt outstanding for this project: Yes
IDA does not hold title to the property: Yes
The project receives no tax exemptions: No

2.

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

IDA Projects

3.

General Project Information	
Project Code:	33021202A
Project Type:	Straight Lease
Project Name:	Danza Leser Group LLC and Dan LG Holdings LLC
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	\$56,750,000.00
Benefited Project Amount:	\$33,846,000.00
Bond/Note Amount:	
Annual Lease Payment:	\$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	02/01/2013
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	02/01/2013
Year Financial Assitance is planned to End:	2028
Notes:	Former Horton Hosptal Center and affiliated facilities, to be adapted to various uses including medical school, dormitory, assisted living, nursing, off

Location of Project	
Address Line1:	60 Prospect Avenue
Address Line2:	
City:	MIDDLETOWN
State:	NY
Zip - Plus4:	10940
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Danza Leser Group LLC and Dan LG H
Address Line1:	1481 47th street
Address Line2:	
City:	BROOKLYN
State:	NY
Zip - Plus4:	11219
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$4,291.34
Local Sales Tax Exemption:	\$3,677.73
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$7,969.07
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0
Local PILOT:	\$0
School District PILOT:	\$0
Total PILOTS:	\$0
Net Exemptions:	\$7,969.07

Project Employment Information	
# of FTEs before IDA Status:	5
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:	14
# of FTE Construction Jobs during fiscal year:	135
Net Employment Change:	9

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

General Project Information

Project Code: 3302 05 01

Project Type: Bonds/Notes Issuance

Project Name: R&B Associates

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$1,560,000.00

Benefited Project Amount: \$1,560,000.00

Bond/Note Amount: \$1,560,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Taxable

Not For Profit: No

Date Project Approved: 03/25/2005

IDA Took Title Yes

to Property:

Date IDA Took Title 06/05/2005

or Leasehold Interest:

Year Financial Assitance is 2025

planned to End:

Notes: Construction of Federal Courthouse2013 annual salary range 31,200 for one employee.

Location of Project

Address Line1: 20 South Street

Address Line2:

City: MIDDLETOWN

State: NY

Zip - Plus4: 10940

Province/Region:

Country: USA

Applicant Information

Applicant Name: R&B Associates

Address Line1: 20 South Street

Address Line2:

City: MIDDLETOWN

State: NY

Zip - Plus4: 10940

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: \$4,676.18

Local Property Tax Exemption: \$20,331.11

School Property Tax Exemption: \$30,529

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$55,536.29

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,651.19	\$1,651.19
Local PILOT:	\$7,172.77	\$7,172.77
School District PILOT:	\$10,791.42	\$10,791.42
Total PILOTS:	\$19,615.38	\$19,615.38

Net Exemptions: \$35,920.91

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: 1

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 1

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: Yes

The project receives no tax exemptions: No

4.

Page 23 of 27

IDA Projects

5.

General Project Information Project Code: 33021101A Project Type: Straight Lease Project Name: SML Group Enterprises, LLC Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Other Categories Total Project Amount: \$4,420,000.00 Benefited Project Amount: \$4,420,000.00 Bond/Note Amount: Annual Lease Payment: \$1 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 12/14/2011 IDA Took Title Yes to Property: Date IDA Took Title 12/27/2011 or Leasehold Interest: Year Financial Assitance is 2022 planned to End: Notes: Project was the acquisition, construction, equipment and renovation of senior housing.2013 annual salary range \$8.60 per hour to annual salary of	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$42,871.98 Local Sales Tax Exemption: \$36,741.72 County Real Property Tax Exemption: \$23,724.62 Local Property Tax Exemption: \$103,150.05 School Property Tax Exemption: \$154,889.2 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$361,377.57 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> PILOT Payment Information <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;"></th> <th style="width:25%; text-align: right;">Actual Payment Made</th> <th style="width:25%; text-align: right;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: right;">\$905.73</td> <td style="text-align: right;">\$905.73</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: right;">\$3,407.27</td> <td style="text-align: right;">\$3,407.27</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: right;">\$5,687</td> <td style="text-align: right;">\$5,687</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: right;">\$10,000</td> <td style="text-align: right;">\$10,000</td> </tr> </tbody> </table> </div> <div style="text-align: right; margin-top: 5px;"> Net Exemptions: \$351,377.57 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$905.73	\$905.73	Local PILOT:	\$3,407.27	\$3,407.27	School District PILOT:	\$5,687	\$5,687	Total PILOTS:	\$10,000	\$10,000
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$905.73	\$905.73														
Local PILOT:	\$3,407.27	\$3,407.27														
School District PILOT:	\$5,687	\$5,687														
Total PILOTS:	\$10,000	\$10,000														
Location of Project Address Line1: 70 Fulton Street Address Line2: City: MIDDLETOWN State: NY Zip - Plus4: 10940 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # 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: 41 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 41 </div>															
Applicant Information Applicant Name: SML Group Enterprises, LLC Address Line1: 70 Fulton Street Address Line2: City: MIDDLETOWN State: NY Zip - Plus4: 10940 Province/Region: Country: USA	Project Status <div style="text-align: right;"> 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: Yes The project receives no tax exemptions: No </div>															

IDA Projects

6.

General Project Information	
Project Code:	33021201A
Project Type:	Bonds/Notes Issuance
Project Name:	Southeast Towers 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:	\$7,731,600.00
Benefited Project Amount:	\$3,000,000.00
Bond/Note Amount:	\$4,600,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	No
Date Project Approved:	06/11/2012
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	01/01/2013
Year Financial Assitance is planned to End:	2042
Notes:	The project consists of the purchase and renovation of Southeast Towers Apartments, a 106unit affordable rental community for seniors.

Location of Project	
Address Line1:	55 Fulton Street
Address Line2:	
City:	MIDDLETOWN
State:	NY
Zip - Plus4:	10940
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Southeast Towers Preservation, L.P
Address Line1:	c/o Related Companies
Address Line2:	60 Columbus Circle
City:	NEW YORK
State:	NY
Zip - Plus4:	10023
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:	\$19,198.1
Local Property Tax Exemption:	\$83,469.61
School Property Tax Exemption:	\$125,337.23
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$228,004.94
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,330.26
Local PILOT:	\$27,223.17
School District PILOT:	\$41,446.57
Total PILOTS:	\$75,000
Net Exemptions:	\$153,004.94

Project Employment Information	
# of FTEs before IDA Status:	3.5
Original Estimate of Jobs to be created:	3.5
Average estimated annual salary of jobs to be created.(at Current market rates):	0
Annualized salary Range of Jobs to be Created:	19,644.45 To: 41,600
Original Estimate of Jobs to be Retained:	3.5
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:	10
Net Employment Change:	(1.5)

Project Status	
Current Year Is Last Year for reporting:	No
There is no debt outstanding for this project:	No
IDA does not hold title to the property:	Yes
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
6	\$742,878.45	\$191,487.17	\$551,391.28	110.5

Additional Comments: