

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/report-operations-and-accomplishments
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/pida-management-assessment-internal-controls
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/agency-organization
6. Are any Authority staff also employed by another government agency?	Yes	City of Peekskill
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/about-us
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.cityofpeekskill.com/industrialdevelopmentagency/about-us

Governance Information (Board-Related)

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

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

Board of Directors Listing

Name	Misch, Nicholas	Name	Manansingh, Arun
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Elected by Board
Term Start Date	03/03/2010	Term Start Date	07/22/2008
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Post, Deborah	Name	Gibbs, Frances
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/03/2010	Term Start Date	10/22/2007
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	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	Kravitz, Alan	Name	Burruss, Mel
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/03/2010	Term Start Date	03/13/1997
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Jennings, Charles
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	08/10/2009
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

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
Boyd, Jesse	CFO & Treasurer	Managerial				PT	No	2,750.00	2,750	0	0	0	0	2,750	No	
Havranek, Brian O	CEO & Executive Director	Executive				PT	No	4,000.00	2,666.66	0	0	0	0	2,666.66	No	
Lockwood, Kathy R	Deputy Director	Managerial				PT	No	4,000.00	4,000	0	0	0	0	4,000	No	
Ruggiero, Anthony J	Executive Director & CEO	Executive				PT	No	4,000.00	1,333.32	0	0	0	0	1,333.32	No	
Zonghetti, Gloria	Secretary	Administrative and Clerical				PT	No	3,600.00	3,600	0	0	0	0	3,600	No	

Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Gibbs, Frances	Board of Directors												X	
Burruss, Mel	Board of Directors												X	
Manansingh, Arun	Board of Directors												X	
Jennings, Charles	Board of Directors												X	
Post, Deborah	Board of Directors												X	
Misch, Nicholas	Board of Directors												X	
Kravitz, Alan	Board of Directors												X	

Staff

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

Subsidiary/Component Unit Verification

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

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

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

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

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$1,058,942
Investments	\$0
Receivables, net	\$5,000
Other assets	\$1,217
Total Current Assets	\$1,065,159
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$308,750
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$308,750
Total Noncurrent Assets	\$308,750
Total Assets	\$1,373,909

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	\$491
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$491

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 **\$491**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$308,750
Restricted	\$0
Unrestricted	\$1,064,668
Total Net Assets	\$1,373,418

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

Charges for services	\$81,171
Rental & financing income	\$26,320
Other operating revenues	\$0
Total Operating Revenue	\$107,491

Operating Expenses

Salaries and wages	\$15,933
Other employee benefits	\$1,183
Professional services contracts	\$24,226
Supplies and materials	\$779
Depreciation & amortization	\$0
Other operating expenses	\$3,772
Total Operating Expenses	\$45,893

Operating Income (Loss) **\$61,598**

Nonoperating Revenues

Investment earnings	\$11,313
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$11,313

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	\$29,326
Total Nonoperating Expenses	\$29,326
Income (Loss) Before Contributions	\$43,585
Capital Contributions	\$0
Change in net assets	\$43,585
Net assets (deficit) beginning of year	\$1,329,833
Other net assets changes	\$0
Net assets (deficit) at end of year	\$1,373,418

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	35,962,117.00	0.00	11,383,275.00	24,578,842.00
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.cityofpeekskill.com/industrialdevelopmentagency/report-property-owned
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.cityofpeekskill.com/industrialdevelopmentagency/bylaws-policies
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

Project Code: 2010 Apr 01A
Project Type: Straight Lease
Project Name: 64JWB LLC

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$23,173
Local Property Tax Exemption: \$57,834
School Property Tax Exemption: \$163,274
Mortgage Recording Tax Exemption: \$24,700
Total Exemptions: \$268,981.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$103,501	\$103,501
School District PILOT:	\$103,501	\$103,501
Total PILOTS:	\$207,002	\$207,002

Net Exemptions: \$61,979

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 400
Original Estimate of Jobs to be created: 25
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 400
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 521
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 121

Applicant Information

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

Project Status

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

IDA Projects

2.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$33,733
Local Property Tax Exemption: \$84,190
School Property Tax Exemption: \$237,681
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$355,604.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,614	\$3,614
Local PILOT:	\$9,021	\$9,021
School District PILOT:	\$25,467	\$25,467
Total PILOTS:	\$38,102	\$38,102

Net Exemptions: \$317,502

Location of Project

Address Line1: 951 Main Street
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
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: 32,000 To: 39,000
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 55,000
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

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

Project Status

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

IDA Projects

3.

General Project Information

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

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

Total Project Amount: \$12,200,000.00
Benefited Project Amount: \$12,200,000.00
Bond/Note Amount: \$12,200,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes
Date Project Approved: 04/22/2005
IDA Took Title Yes

to Property:
Date IDA Took Title 04/28/2005

or Leasehold Interest:
Year Financial Assitance is 2045

planned to End:
Notes: qualified affordable rental housing for seniors age 62 and over

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$47,015
Local Property Tax Exemption: \$117,340
School Property Tax Exemption: \$331,268
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$495,623.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,819	\$7,819
Local PILOT:	\$40,000	\$40,000
School District PILOT:	\$48,886	\$48,886
Total PILOTS:	\$96,705	\$96,705

Net Exemptions: \$398,918

Location of Project

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

Project Employment Information

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

Applicant Information

Applicant Name: MARK SOJA
Address Line1: COURTYARD HOUSING, LLC
Address Line2: C/O 1155 NORTHERN BLVD
City: MANHASSET
State: NY
Zip - Plus4: 11030
Province/Region:
Country: USA

Project Status

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

IDA Projects

4.

General Project Information

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

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

Total Project Amount: \$19,650,000.00
Benefited Project Amount: \$13,900,000.00
Bond/Note Amount: \$13,900,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 08/17/1998
IDA Took Title Yes
to Property:
Date IDA Took Title 11/18/1998
or Leasehold Interest:
Year Financial Assitance is 2028
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: \$19,762
Local Property Tax Exemption: \$49,322
School Property Tax Exemption: \$139,241
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$208,325.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,353	\$13,353
Local PILOT:	\$33,325	\$33,325
School District PILOT:	\$70,693	\$70,693
Total PILOTS:	\$117,371	\$117,371

Net Exemptions: \$90,954

Location of Project

Address Line1: 90 Ringgold Street
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
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: 28
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 28

Applicant Information

Applicant Name: Drum Hill Associates LP
Address Line1: 200 Clearbrook Road, Suite 134
Address Line2:
City: ELMSFORD
State: NY
Zip - Plus4: 10523
Province/Region:
Country: USA

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$7,028
Local Property Tax Exemption: \$17,540
School Property Tax Exemption: \$36,568
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$61,136.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,028	\$7,028
Local PILOT:	\$17,540	\$17,540
School District PILOT:	\$36,568	\$36,568
Total PILOTS:	\$61,136	\$61,136

Net Exemptions: \$0

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 64,000
Annualized salary Range of Jobs to be Created: 43,000 To: 86,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 24
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 24

Applicant Information

Applicant Name: Giuliani Family Limited Partnersh
Address Line1: 12 John E Walsh Blvd
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
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: 2012 Sept 07A
Project Type: Straight Lease
Project Name: HOTEL LLC

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$72,104
County Real Property Tax Exemption: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$72,104.00
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: \$72,104

Location of Project

Address Line1: 2 John E Walsh Boulevard
Address Line2:
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
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): 20,000
Annualized salary Range of Jobs to be Created: 20,000 To: 75,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 20
of FTE Construction Jobs during fiscal year: 20
Net Employment Change: 20

Applicant Information

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

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

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

Total Project Amount: \$10,166,400.00
Benefited Project Amount: \$8,024,400.00
Bond/Note Amount: \$7,200,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 03/21/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 05/01/2007
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes: qualified affordable rental housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$48,353
Local Property Tax Exemption: \$120,678
School Property Tax Exemption: \$340,690
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$509,721.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,234	\$15,234
Local PILOT:	\$38,070	\$38,070
School District PILOT:	\$107,477	\$107,477
Total PILOTS:	\$160,781	\$160,781

Net Exemptions: \$348,940

Location of Project

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

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 0
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 80,000
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: peekskill
Address Line1: peekskill
Address Line2: peekskill
City: PEEKSKILL
State: NY
Zip - Plus4: 10566
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: 5504 08 02A
Project Type: Straight Lease
Project Name: Wesley Hall Apartments

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$40,630
Local Property Tax Exemption: \$101,403
School Property Tax Exemption: \$286,273
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$428,306.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,749	\$5,749
Local PILOT:	\$14,349	\$14,349
School District PILOT:	\$40,509	\$40,509
Total PILOTS:	\$60,607	\$60,607

Net Exemptions: \$367,699

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project 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	\$2,399,800.0	\$741,704.0	\$1,658,096	194

Additional Comments: