

**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	<a href="http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index">http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index">http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index</a>
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	<a href="http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index">http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index</a>
6. Are any Authority staff also employed by another government agency?	Yes	VILLAGE OF PORT CHESTER
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	<a href="http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index">http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index</a>
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?		<a href="http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index">http://portchester,virtualtownhall.net.Pages?portChesterNY_BCComm/IDA/index</a>

**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):		<a href="http://portchester.virtualtownhall.net/Pages/portChesterNY_BCComm/IDA/index">http://portchester.virtualtownhall.net/Pages/portChesterNY_BCComm/IDA/index</a>
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		<a href="http://portchester.virtualtownhall.net/Pages/portChesterNY_BCComm/IDA/index">http://portchester.virtualtownhall.net/Pages/portChesterNY_BCComm/IDA/index</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://portchester.virtualtownhall.net/Pages/portChesterNY_BCComm/IDA/index">http://portchester.virtualtownhall.net/Pages/portChesterNY_BCComm/IDA/index</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://portchester.virtualtownhall.net/Pages/portChesterNY_BCComm/IDA/index">http://portchester.virtualtownhall.net/Pages/portChesterNY_BCComm/IDA/index</a>
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	Yes	

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	Response	URL
874(4) of GML?		

Board of Directors Listing

Name	TAYLOR, JAMES T	Name	PAGANO, NEIL J
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Local
Term Start Date	10/01/2007	Term Start Date	04/20/2009
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	PILLA, DENNIS	Name	CUDDY, RICHARD D
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	04/20/2009	Term Start Date	08/02/2010
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	HIENSCH, JOHN	Name	KENNER, JOSEPH
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	02/25/1998	Term Start Date	04/20/2009
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	FERRARA, FRANK	Name	SEMPREVIVO, PHILIP
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	12/03/2012	Term Start Date	08/02/2010
Term Expiration Date	Pleasure of Authority	Term Expiration Date	12/16/2012
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?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

**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
DOUGLAS, LEONIE E	FINANCE OFFICER	Administrative and Clerical	N/A	N/A	N/A	PT	No	6,000.00	6,000	0	0	0	0	6,000	No	
PHILLIPS, CONSTANCE R	SECRETARY	Administrative and Clerical	N/A	N/A	N/A	PT	No	2,400.00	1,700	0	0	0	0	1,700	No	
STEERS, CHRISTOPHER	ADMINISTRATIVE DIRECTOR	Administrative and Clerical	N/A	N/A	N/A	PT	No	18,000.00	750	0	0	0	0	750	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 Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
PAGANO, NEIL J	Board of Directors												X	
CUDDY, RICHARD D	Board of Directors												X	
HIENSCH, JOHN	Board of Directors												X	
TAYLOR, JAMES T	Board of Directors												X	
KENNER, JOSEPH	Board of Directors												X	
PILLA, DENNIS	Board of Directors												X	
SEMPREVIVO, PHILIP	Board of Directors												X	
FERRARA, FRANK	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
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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>	
<b>Current Assets</b>	
Cash and cash equivalents	\$309,360
Investments	\$0
Receivables, net	\$9,000
Other assets	\$0
<b>Total Current Assets</b>	<b>\$318,360</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
<b>Capital Assets</b>	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
<b>Total Noncurrent Assets</b>	<b>\$0</b>
<b>Total Assets</b>	<b>\$318,360</b>

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

**Current Liabilities**

Accounts payable	\$5,430
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
<b>Total Current Liabilities</b>	<b>\$5,430</b>

**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
<b>Total Noncurrent Liabilities</b>	<b>\$0</b>

**Total Liabilities** **\$5,430**

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$312,930
<b>Total Net Assets</b>	<b>\$312,930</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$57,063
Rental & financing income	\$0
Other operating revenues	\$0
<b>Total Operating Revenue</b>	<b>\$57,063</b>

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$0
Supplies and materials	\$104
Depreciation & amortization	\$0
Other operating expenses	\$29,359
<b>Total Operating Expenses</b>	<b>\$29,463</b>

**Operating Income (Loss) \$27,600**

Nonoperating Revenues

Investment earnings	\$474
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
<b>Total Nonoperating Revenue</b>	<b>\$474</b>

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
<b>Total Nonoperating Expenses</b>	<b>\$0</b>
<b>Income (Loss) Before Contributions</b>	<b>\$28,074</b>
Capital Contributions	\$0
Change in net assets	\$28,074
Net assets (deficit) beginning of year	\$284,856
Other net assets changes	\$0
Net assets (deficit) at end of year	\$312,930

**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 (\$)
<b>State Obligation</b>					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
<b>Authority Obligation</b>					
General Obligation					
Revenue					
Other Non-State Funded					
<b>Conduit</b>					
Conduit Debt	0.00	18,206,276.00	0.00	206,144.00	18,000,132.00
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?	No	
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?	No	

IDA Projects

1.

General Project Information

Project Code: THE CASTLE  
Project Type: Tax Exemptions  
Project Name: CASTLE PORT CHESTER LLC

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

Total Project Amount: \$8,790,000.00  
Benefited Project Amount: \$648,263.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 10/09/2013  
IDA Took Title No  
to Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assitance is 2015  
planned to End:  
Notes: ALL NY STATE, LOCAL SALES AND USE TAXES EXEMPT

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 201 WILLET AVENUE  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 125  
Original Estimate of Jobs to be created: 33  
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: (125)

Applicant Information

Applicant Name: CASTLE PORT CHESTER LLC  
Address Line1: C/O MADIGAN DEVELOPMENT  
Address Line2: 250 WEST 50TH STREET, #28L  
City: NEW YORK  
State: NY  
Zip - Plus4: 10019  
Province/Region:  
Country: USA

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

IDA Projects

2.

General Project Information

Project Code: UNIT LEASE III LLC  
Project Type: Straight Lease  
Project Name: G & S INVESTOR

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

Total Project Amount: \$30,874,000.00  
Benefited Project Amount: \$30,874,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 05/23/2000  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 05/23/2000  
or Leasehold Interest:  
Year Financial Assitance is 2028  
planned to End:  
Notes: WAS NOTIFIED THREE TIMES AND DID NOT PROVIDE THE PCIDA WITH NECESSARY UPDATED PROJECT EMPLOYMENT INFORMATION.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$85,724  
Local Property Tax Exemption: \$249,452  
School Property Tax Exemption: \$550,087  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$885,263.00  
Total Exemptions Net of RPTL Section 485-b: \$855,263.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$76,304	\$76,304
Local PILOT:	\$222,040	\$222,040
School District PILOT:	\$489,639	\$489,639
Total PILOTS:	\$787,983	\$787,983

Net Exemptions: \$97,280

Location of Project

Address Line1: WESTCHESTER AVENUE  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 100  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500  
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,500  
Current # of FTEs: 159  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 159

Applicant Information

Applicant Name: G & S INVESTORS  
Address Line1: 211 EAST 43RD STREET, 25TH FLOOR  
Address Line2:  
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: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

3.

General Project Information

Project Code: UNIT LEASE 2A LLC  
Project Type: Straight Lease  
Project Name: G & S INVESTORS

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

Total Project Amount: \$20,000,000.00  
Benefited Project Amount: \$20,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/06/2003  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 05/23/2000  
or Leasehold Interest:  
Year Financial Assitance is 2028  
planned to End:  
Notes: WAS NOTIFIED THREE TIMES AND DID NOT PROVIDE THE PCIDA WITH UPDATED EMPLOYMENT INFORMTION.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$23,679  
Local Property Tax Exemption: \$68,904  
School Property Tax Exemption: \$151,945  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$244,528.00  
Total Exemptions Net of RPTL Section 485-b: \$244,528.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,436	\$13,436
Local PILOT:	\$39,097	\$39,097
School District PILOT:	\$86,217	\$86,217
Total PILOTS:	\$138,750	\$138,750

Net Exemptions: \$105,778

Location of Project

Address Line1: PURDY AVENUE  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 75  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500  
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000  
Current # of FTEs: 31  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 31

Applicant Information

Applicant Name: G & S INVESTORS  
Address Line1: 211 EAST 43RD STREET, 25TH STREET  
Address Line2:  
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: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

4.

General Project Information

Project Code: UNIT LEASE 1 LLC  
Project Type: Straight Lease  
Project Name: G & S INVESTORS

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

Total Project Amount: \$110,000,000.00  
Benefited Project Amount: \$110,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 10/01/2001  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 05/23/2000  
or Leasehold Interest:  
Year Financial Assitance is 2028  
planned to End:  
Notes: WAS NOTIFIED THREE TIMES AND DID NOT PROVIDE THE PCIDA WITH ALL THE NECESSARY UPDATED PROJECT EMPLOYMENT INFORMATION.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$185,579  
Local Property Tax Exemption: \$540,025  
School Property Tax Exemption: \$1,190,855  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,916,459.00  
Total Exemptions Net of RPTL Section 485-b: \$1,916,459.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$108,036	\$108,036
Local PILOT:	\$314,379	\$314,379
School District PILOT:	\$693,264	\$693,264
Total PILOTS:	\$1,115,679	\$1,115,679

Net Exemptions: \$800,780

Location of Project

Address Line1: WESTCHESTER AVENUE  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 545  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500  
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000  
Current # of FTEs: 495  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 495

Applicant Information

Applicant Name: G & S INVESTORS  
Address Line1: 211 EAST 43TH STREET, 25TH FLOOR  
Address Line2:  
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: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

5.

General Project Information

Project Code: UNIT LEASE 4A LLC  
Project Type: Straight Lease  
Project Name: G & S INVESTORS

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

Total Project Amount: \$3,100,000.00  
Benefited Project Amount: \$3,100,000.00

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:

Not For Profit: No  
Date Project Approved: 11/01/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 05/23/2000

or Leasehold Interest:  
Year Financial Assitance is 2028  
planned to End:

Notes: UNIT LEASE 4A LLC IS PART OF A LARGER PROJECT, WHICH IS STILL UNDEVELOPED. AS THE LAND IS DEVELOPED PILOT IS APPLIED TO THE SQ FT AMOUNT TIMES THE BA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$6,592  
Local Property Tax Exemption: \$19,183  
School Property Tax Exemption: \$42,302  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$68,077.00  
Total Exemptions Net of RPTL Section 485-b: \$68,077.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,324	\$5,324
Local PILOT:	\$11,016	\$11,016
School District PILOT:	\$23,428	\$23,428
Total PILOTS:	\$39,768	\$39,768

Net Exemptions: \$28,309

Location of Project

Address Line1: SOUTH MAIN STREET  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 55  
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000  
Annualized salary Range of Jobs to be Created: 20,000 To: 60,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000  
Current # of FTEs: 41  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 41

Applicant Information

Applicant Name: G & S INVESTORS  
Address Line1: 211 EAST 43RD STREET, 25 FLOOR  
Address Line2:  
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: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

6.

General Project Information

Project Code: UNIT LEASE 2B LLC  
Project Type: Straight Lease  
Project Name: G & S INVESTORS

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

Total Project Amount: \$1,967,000.00  
Benefited Project Amount: \$1,967,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 05/23/2000  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 05/23/2000  
or Leasehold Interest:  
Year Financial Assitance is 2028  
planned to End:  
Notes: WAS NOTIFIED THREE TIMES AND DID NOT PROVIDE THE PCIDA WITH UPDATED PROJECT EMPLOYMENT INFORMATION.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$4,408  
Local Property Tax Exemption: \$12,827  
School Property Tax Exemption: \$28,285  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$45,520.00  
Total Exemptions Net of RPTL Section 485-b: \$45,520.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,056	\$2,056
Local PILOT:	\$5,982	\$5,982
School District PILOT:	\$13,191	\$13,191
Total PILOTS:	\$21,229	\$21,229

Net Exemptions: \$24,291

Location of Project

Address Line1: MAIN STREET & WESTCHESTER AVE  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 145  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500  
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,500  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: G & S INVESTORS  
Address Line1: 211 EAST 43RD STREET, 25 FLOOR  
Address Line2:  
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: Yes  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No

IDA Projects

7.

General Project Information

Project Code: UNIT LEASE 2C LLC  
Project Type: Straight Lease  
Project Name: G & S INVESTORS

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

Total Project Amount: \$2,850,000.00  
Benefited Project Amount: \$2,850,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/05/2004  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 05/23/2000  
or Leasehold Interest:  
Year Financial Assitance is 2023  
planned to End:  
Notes: WAS NOTIFIED THREE TIMES AND DID NOT PROVIDE THE PCIDA WITH UPDATED PROJECT EMPLOYMENT INFORMATION.

Location of Project

Address Line1: NORTH MAIN STREET & ADEE STREET  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: G & S INVESTORS  
Address Line1: 211 EAST 43RD STREET, 25TH FLOOR  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10017  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$17,568  
Local Property Tax Exemption: \$51,123  
School Property Tax Exemption: \$112,734  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$181,425.00  
Total Exemptions Net of RPTL Section 485-b: \$181,425.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,570	\$4,570
Local PILOT:	\$13,298	\$13,298
School District PILOT:	\$28,326	\$29,326
Total PILOTS:	\$46,194	\$47,194

Net Exemptions: \$135,231

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 80  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500  
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,500  
Current # of FTEs: 19  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 19

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: No  
The project receives no tax exemptions: No

IDA Projects

8.

General Project Information

Project Code: JETRO/RESTAURANT DEP  
Project Type: Straight Lease  
Project Name: JMDH REAL ESTATE OF PORT CHESTER, LLC

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

Total Project Amount: \$19,000,000.00  
Benefited Project Amount: \$0.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 11/10/2010  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/10/2010  
or Leasehold Interest:  
Year Financial Assitance is 2021  
planned to End:  
Notes: THIS IS A STRAIGHTLEASE TRANSACTION & DATED 11/10/2010 AS PILOT MORTGAGE. THE ANNUAL LEASE PAYMENT IS \$1.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$28,564  
Local Property Tax Exemption: \$83,121  
School Property Tax Exemption: \$183,298  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$294,983.00  
Total Exemptions Net of RPTL Section 485-b: \$294,983.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$38,384	\$38,384
Local PILOT:	\$111,696	\$111,696
School District PILOT:	\$246,309	\$246,309
Total PILOTS:	\$396,389	\$396,389

Net Exemptions: -\$101,406

Location of Project

Address Line1: 305 SOUTH REGENT STREET  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 67  
Average estimated annual salary of jobs to be created.(at Current market rates): 31,245  
Annualized salary Range of Jobs to be Created: 26,000 To: 91,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 31,245  
Current # of FTEs: 63  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 63

Applicant Information

Applicant Name: "JDMDH REAL ESTATE OF PORT CHESTER  
Address Line1: 15-24 132ND STREET  
Address Line2:  
City: COLLEGE POINT  
State: NY  
Zip - Plus4: 11356  
Province/Region:  
Country: USA

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: No  
The project receives no tax exemptions: No

IDA Projects

9.

General Project Information

Project Code: KINGSPORT APARTMENT LP  
Project Type: Bonds/Notes Issuance  
Project Name: KINGSPORT APARTMENT LP PROJECT

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

Total Project Amount: \$25,094,177.00  
Benefited Project Amount: \$14,500,000.00  
Bond/Note Amount: \$14,500,000.00

Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 08/01/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/01/2011  
or Leasehold Interest:  
Year Financial Assistance is 2051  
planned to End:  
Notes:

Location of Project

Address Line1: 245 KING STREET  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: KINGSPORT APARTMENTS LP  
Address Line1: 30 QUOGUE STREET  
Address Line2: P.O. BOX 1416  
City: QUOGUE  
State: NY  
Zip - Plus4: 11959 1416  
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: \$33,618  
Local Property Tax Exemption: \$97,826  
School Property Tax Exemption: \$215,724  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$347,168.00  
Total Exemptions Net of RPTL Section 485-b: \$347,168.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,842	\$4,842
Local PILOT:	\$14,089	\$14,089
School District PILOT:	\$31,069	\$31,069
Total PILOTS:	\$50,000	\$50,000

Net Exemptions: \$297,168

Project Employment Information

# of FTEs before IDA Status: 2  
Original Estimate of Jobs to be created: 75  
Average estimated annual salary of jobs to be created.(at Current market rates): 133,973  
Annualized salary Range of Jobs to be Created: 87,942 To: 170,435  
Original Estimate of Jobs to be Retained: 2  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 34,710  
Current # of FTEs: 2  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Project Status

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

IDA Projects

10.

General Project Information

Project Code: SBL 142.30-2-5 & 9  
Project Type: Bonds/Notes Issuance  
Project Name: NERI BAKERY SERIES

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

Total Project Amount: \$4,850,000.00  
Benefited Project Amount: \$0.00  
Bond/Note Amount: \$4,850,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 09/01/2000  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/01/2001  
or Leasehold Interest:  
Year Financial Assitance is 2021  
planned to End:  
Notes: NERI BARKERY SERIES. 2000A. BOND PRINCIPAL OF \$2,690,000 PAID OFF IN 2011.

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: 40 PEARL STREET  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 200  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 25,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: NERI BAKERY SERIES  
Address Line1: 31-37 PEARL STREET  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
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

11.

General Project Information

Project Code: SOUTHPORT MEWS APARTMENTS  
Project Type: Bonds/Notes Issuance  
Project Name: SOUTH MAIN STREET HOUSING ASSOCIATION

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

Total Project Amount: \$5,000,000.00  
Benefited Project Amount: \$5,000,000.00  
Bond/Note Amount: \$4,068,020.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 12/23/2004  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/23/2004  
or Leasehold Interest:  
Year Financial Assitance is 2041  
planned to End:  
Notes: \$4,318,000 DEBT WAS FIRST ISSUED IN DECEMBER 2004 AT A RATE OF 6.55. DEBT WAS NOT PREVIOUSLY REFLECTED IN PARIS REPORTING UNTIL 2013. MATURITY DATE FOR

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$20,514  
Local Property Tax Exemption: \$59,694  
School Property Tax Exemption: \$131,637  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$211,845.00  
Total Exemptions Net of RPTL Section 485-b: \$211,845.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,827	\$8,827
Local PILOT:	\$25,686	\$25,686
School District PILOT:	\$56,643	\$56,643
Total PILOTS:	\$91,156	\$91,156

Net Exemptions: \$120,689

Location of Project

Address Line1: 50 SOUTH MAIN STREET  
Address Line2:  
City: PORT CHESTER  
State: NY  
Zip - Plus4: 10573  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 2  
Original Estimate of Jobs to be created: 2  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500  
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000  
Original Estimate of Jobs to be Retained: 2  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,500  
Current # of FTEs: 2  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: SOUTHPORT MEWS PRESERVATION L.P.  
Address Line1: 423 WEST 55 STREET  
Address Line2: 9TH FLOOR  
City: NEW YORK  
State: NY  
Zip - Plus4: 10019  
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
11	\$4,195,268.0	\$2,687,148.0	\$1,508,120	683

Additional Comments: