

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.troyny.gov
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.troyny.gov
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?	Yes	N/A
5. Does the Authority have an organization chart?	Yes	www.troyny.gov
6. Are any Authority staff also employed by another government agency?	Yes	City of Troy
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.troyny.gov
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?		www.troyny.gov

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.troyny.gov
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		www.troyny.gov
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.troyny.gov
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.troyny.gov
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	www.troyny.gov
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	www.troyny.gov

Board of Directors Listing

Name	O'Bryan, Kevin	Name	Carroll, Paul
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Local	If yes, Chairman Designated by.	
Term Start Date	09/04/2014	Term Start Date	04/09/2012
Term Expiration Date	04/08/2015	Term Expiration Date	04/08/2015
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?	Yes

Board of Directors Listing

Name	Bodnar, Dean	Name	O'Neil, Mary
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	04/09/2012	Term Start Date	04/09/2012
Term Expiration Date	04/08/2015	Term Expiration Date	04/08/2015
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?	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?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Urzan, Tina	Name	Bouchey, Steven
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	04/09/2012	Term Start Date	04/09/2012
Term Expiration Date	04/08/2015	Term Expiration Date	04/08/2015
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?	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	Kyer, Lisa	Name	Anthony, Lou
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	04/09/2012	Term Start Date	04/09/2012
Term Expiration Date	04/08/2015	Term Expiration Date	04/08/2015
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?	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	Doherty, Robert
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	04/09/2012
Term Expiration Date	04/08/2015
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Dunne, William S	Executive Director	Executive	City of Troy Planning Office	UPSEU	Troy	PT	Yes	0.00	0	0	0	0	0	0	Yes	Yes
Kreshik, Andrew P	Assiastant Planner	Technical and Engineering	City of Troy Planning Office	CSEA	Troy	PT	No	0.00	0	0	0	0	0	0	Yes	Yes
Mazzariello, Joseph A	Treasurer/Contracting Officer	Professional	City of Troy Comptrollers Office	UPSECU	Troy	PT	No	0.00	0	0	0	0	0	0	Yes	Yes
Piotrowski, Andrew M	Accountant	Operational	City of Troy Comptrollers Office	CSEA	Troy	PT	No	0.00	0	0	0	0	0	0	Yes	Yes
Skiba, Selena	Chief Account Clerk	Operational	City of Troy Comptrollers Office	CSEA	Troy	PT	No	0.00	0	0	0	0	0	0	Yes	Yes
Zeigler, Dene C	Secretary	Administrative and Clerical	City of Troy Planning Office	CSEA	Troy	PT	No	0.00	0	0	0	0	0	0	Yes	Yes

Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
O'Bryan, Kevin	Board of Directors												X	
Bouchey, Steven	Board of Directors												X	
Bodnar, Dean	Board of Directors												X	
Doherty, Robert	Board of Directors												X	
Anthony, Lou	Board of Directors												X	
Carroll, Paul	Board of Directors												X	
O'Neil, Mary	Board of Directors												X	
Kyer, Lisa	Board of Directors												X	
Urzan, Tina	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>	
Current Assets	
Cash and cash equivalents	\$724,253
Investments	\$0
Receivables, net	\$453,707
Other assets	\$1,310
Total Current Assets	\$1,179,270
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	\$1,179,270

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$205,224
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$84,175
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$10,000
Total Current Liabilities	\$299,399

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 **\$299,399**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$879,871
Total Net Assets	\$879,871

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

Charges for services	\$243,821
Rental & financing income	\$8,964
Other operating revenues	\$5,526
Total Operating Revenue	\$258,311

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$670,787
Supplies and materials	\$131
Depreciation & amortization	\$0
Other operating expenses	\$3,163
Total Operating Expenses	\$674,081

Operating Income (Loss) **(\$415,770)**

Nonoperating Revenues

Investment earnings	\$1,072
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$250,000
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$251,072

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	\$120,455
Total Nonoperating Expenses	\$120,455
Income (Loss) Before Contributions	(\$285,153)
Capital Contributions	\$0
Change in net assets	(\$285,153)
Net assets (deficit) beginning of year	\$1,165,024
Other net assets changes	\$0
Net assets (deficit) at end of year	\$879,871

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	29,691,131.00	0.00	1,350,361.00	28,340,770.00
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	www.troyny.gov
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: 38060001A
Project Type: Bonds/Notes Issuance
Project Name: Arts Center

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

Total Project Amount: \$1,200,000.00
Benefited Project Amount: \$3,833,625.00
Bond/Note Amount: \$1,200,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 04/01/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 04/01/2000
or Leasehold Interest:
Year Financial Assitance is 2008
planned to End:
Notes: Year Financial Assistance is Planned to End is 2042. The year as indicated in the field above is inaccurate.

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: 265 River Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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): 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

Applicant Information

Applicant Name: RCCA
Address Line1: 265 River Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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: 3806125
Project Type: Straight Lease
Project Name: City Station Eaast

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

Total Project Amount: \$14,418,000.00
Benefited Project Amount: \$14,418,000.00
Bond/Note Amount:
Annual Lease Payment: \$12,600
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/10/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 03/27/2012
or Leasehold Interest:
Year Financial Assitance is 2033
planned to End:
Notes: 157 bed of graduate student housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$135,000
Local Sales Tax Exemption: \$135,000
County Real Property Tax Exemption: \$3,040.1
Local Property Tax Exemption: \$4,747.2
School Property Tax Exemption: \$8,967.65
Mortgage Recording Tax Exemption: \$130,000
Total Exemptions: \$416,754.95
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,319.29	\$2,319.29
Local PILOT:	\$3,619.91	\$3,619.91
School District PILOT:	\$6,733.84	\$6,733.84
Total PILOTS:	\$12,673.04	\$12,673.04

Net Exemptions: \$404,081.91

Location of Project

Address Line1: 1522 Sxith Ave
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 9
Average estimated annual salary of jobs to be created.(at Current market rates): 22,700
Annualized salary Range of Jobs to be Created: 20,000 To: 35,000
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: 9
of FTE Construction Jobs during fiscal year: 40
Net Employment Change: 9

Applicant Information

Applicant Name: City Station East LLC
Address Line1: C/o UGOC Inc
Address Line2: 300 Jordan Road
City: TROY
State: NY
Zip - Plus4: 12180
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: 38061201
Project Type: Straight Lease
Project Name: City Station South

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

Total Project Amount: \$7,600,000.00
Benefited Project Amount: \$7,600,000.00
Bond/Note Amount:
Annual Lease Payment: \$24,750
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/01/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 03/01/2012
or Leasehold Interest:
Year Financial Assistance is 2032
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: \$29,128.4
Local Property Tax Exemption: \$45,484.8
School Property Tax Exemption: \$85,922.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$160,535.80
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,665.13	\$4,665.13
Local PILOT:	\$7,283.21	\$7,283.21
School District PILOT:	\$13,544.17	\$13,544.17
Total PILOTS:	\$25,492.51	\$25,492.51

Net Exemptions: \$135,043.29

Location of Project

Address Line1: Ferry Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 5
Average estimated annual salary of jobs to be created.(at Current market rates): 22,500
Annualized salary Range of Jobs to be Created: 20,000 To: 25,000
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: 1
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 1

Applicant Information

Applicant Name: Walter F. Uccellini. Manager
Address Line1: 300 Jordan Road
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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: 38061101
Project Type: Straight Lease
Project Name: CityStation West, LLC

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

Total Project Amount: \$12,835,000.00
Benefited Project Amount: \$12,600,000.00
Bond/Note Amount:
Annual Lease Payment: \$45,193
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 01/26/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 03/01/2011
or Leasehold Interest:
Year Financial Assitance is 2031
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: \$51,893.8
Local Property Tax Exemption: \$81,033.6
School Property Tax Exemption: \$153,075.7
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$286,003.10
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,784.19	\$8,784.19
Local PILOT:	\$13,713.9	\$13,713.9
School District PILOT:	\$25,502.96	\$25,502.96
Total PILOTS:	\$48,001.05	\$48,001.05

Net Exemptions: \$238,002.05

Location of Project

Address Line1: 1521 6th Ave
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 44
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000
Annualized salary Range of Jobs to be Created: 35,000 To: 60,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 10
of FTE Construction Jobs during fiscal year: 20
Net Employment Change: 10

Applicant Information

Applicant Name: Michael J. Uccellini, Managing Mem
Address Line1: TC Garages, LLC
Address Line2: 300 Jordan Road
City: TROY
State: NY
Zip - Plus4: 12180
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: 38061202
Project Type: Straight Lease
Project Name: Columbia Chasan MT LLC

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

Total Project Amount: \$5,400,000.00
Benefited Project Amount: \$5,400,000.00
Bond/Note Amount:
Annual Lease Payment: \$30,000
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/28/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 11/28/2011
or Leasehold Interest:
Year Financial Assitance is 2031
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: \$20,503
Local Property Tax Exemption: \$32,016
School Property Tax Exemption: \$60,479.5
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$112,998.50
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,490	\$5,490
Local PILOT:	\$8,571	\$8,571
School District PILOT:	\$15,939	\$15,939
Total PILOTS:	\$30,000	\$30,000

Net Exemptions: \$82,998.5

Location of Project

Address Line1: 70-76 Fourth Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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: 62
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 62

Applicant Information

Applicant Name: Joseph R Nicolla
Address Line1: Columbia Chasas Realty LLC
Address Line2: 302 Washinton Ave Extension
City: ALBANY
State: NY
Zip - Plus4: 12203
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: 38060111a
Project Type: Straight Lease
Project Name: Dinosaur Restaurants LLC

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

Total Project Amount: \$2,900,000.00
Benefited Project Amount: \$1,800,000.00
Bond/Note Amount:
Annual Lease Payment: \$44,029
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/01/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2009
or Leasehold Interest:
Year Financial Assistance is 2029
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: \$16,261
Local Property Tax Exemption: \$25,392
School Property Tax Exemption: \$47,966.5
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$89,619.50
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,423.5	\$7,423.5
Local PILOT:	\$11,588.12	\$11,588.12
School District PILOT:	\$21,556.5	\$21,556.5
Total PILOTS:	\$40,568.12	\$40,568.12

Net Exemptions: \$49,051.38

Location of Project

Address Line1: 377 River Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

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): 0
Annualized salary Range of Jobs to be Created: 5,000 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: 88
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 88

Applicant Information

Applicant Name: Pat Barry
Address Line1: Dinosaur Restaurants LLC
Address Line2: 234 West Genesee Street
City: SYRACUSE
State: NY
Zip - Plus4: 13202
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: 38069801A
Project Type: Bonds/Notes Issuance
Project Name: Flanigan Square

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

Total Project Amount: \$4,400,000.00
Benefited Project Amount: \$3,561,625.00
Bond/Note Amount: \$4,400,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 01/01/1996
IDA Took Title Yes
to Property:
Date IDA Took Title 01/01/1996
or Leasehold Interest:
Year Financial Assistance is 2020
planned to End:
Notes: Economic Development

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$43,480.5
Local Property Tax Exemption: \$67,896
School Property Tax Exemption: \$128,258.25
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$239,634.75
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$26,054.56	\$26,054.56
Local PILOT:	\$40,696.67	\$40,696.67
School District PILOT:	\$78,076.77	\$78,076.77
Total PILOTS:	\$144,828	\$144,828

Net Exemptions: \$94,806.75

Location of Project

Address Line1: 547 River Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 300
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: 218
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 218

Applicant Information

Applicant Name: John Hedley
Address Line1: 433 River Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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: 38069001A
Project Type: Bonds/Notes Issuance
Project Name: Hedley Park Place

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

Total Project Amount: \$1,650,000.00
Benefited Project Amount: \$5,780,500.00
Bond/Note Amount: \$1,650,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 02/01/1996
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/1996
or Leasehold Interest:
Year Financial Assistance is 2010
planned to End:
Notes: Economic Development

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$114,109.8
Local Property Tax Exemption: \$178,185.6
School Property Tax Exemption: \$336,599.7
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$628,895.10
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$34,553.47	\$34,553.47
Local PILOT:	\$53,956.18	\$53,956.18
School District PILOT:	\$103,513.8	\$103,513.8
Total PILOTS:	\$192,023.45	\$192,023.45

Net Exemptions: \$436,871.65

Location of Project

Address Line1: 515 River Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 506
Original Estimate of Jobs to be created: 800
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: 500
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 186.5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (319.5)

Applicant Information

Applicant Name: John Hedley
Address Line1: 433 River Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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

9.

General Project Information

Project Code: 38060101A
Project Type: Straight Lease
Project Name: Hoosick Hospitality, LLC

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

Total Project Amount: \$23,000,000.00
Benefited Project Amount: \$1,623,495.00
Bond/Note Amount:
Annual Lease Payment: \$32,313
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/01/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/2009
or Leasehold Interest:
Year Financial Assitance is 2039
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: \$59,741.5
Local Property Tax Exemption: \$93,288
School Property Tax Exemption: \$176,224.75
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$329,254.25
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,912.34	\$5,912.34
Local PILOT:	\$9,232.28	\$9,232.29
School District PILOT:	\$17,168.38	\$17,168.38
Total PILOTS:	\$32,313	\$32,313.01

Net Exemptions: \$296,941.25

Location of Project

Address Line1: Hoosick Street and Lavin Cy
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 65
Average estimated annual salary of jobs to be created.(at Current market rates): 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: 73
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 73

Applicant Information

Applicant Name: Joseph R. Nicolla
Address Line1: 302 Washington Ave Ext
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
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

10.

General Project Information

Project Code: 3806124
Project Type: Straight Lease
Project Name: Monument Square I Limited Partnership

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

Total Project Amount: \$16,930,328.00
Benefited Project Amount: \$19,930,328.00
Bond/Note Amount:
Annual Lease Payment: \$70,000
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/26/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 09/26/2012
or Leasehold Interest:
Year Financial Assitance is 2043
planned to End:
Notes: Annual Lease starts at \$70,000 plus 3 inr per YrAffordable rental housing for seniorsSalary info of employee not responded to.

Location of Project

Address Line1: 2 First Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Applicant Information

Applicant Name: Mounment Square I Limited Partners
Address Line1: C/o TCB Monument Sq Housing Corp
Address Line2: 744 Broadway
City: ALBANY
State: NY
Zip - Plus4: 12207
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$137,500
Local Sales Tax Exemption: \$137,500
County Real Property Tax Exemption: \$26,300.4
Local Property Tax Exemption: \$41,068.8
School Property Tax Exemption: \$77,580.6
Mortgage Recording Tax Exemption: \$119,940
Total Exemptions: \$539,889.80
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,810	\$12,810
Local PILOT:	\$19,999	\$19,999
School District PILOT:	\$37,191	\$37,191
Total PILOTS:	\$70,000	\$70,000

Net Exemptions: \$469,889.8

Project Employment Information

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

11.

General Project Information

Project Code: 38060502A
Project Type: Straight Lease
Project Name: New Hampshire Realty Associates

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

Total Project Amount: \$3,657,500.00
Benefited Project Amount: \$3,657,500.00
Bond/Note Amount:
Annual Lease Payment: \$89,839
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/01/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 09/01/2004
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: Health Facility Development

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,220.2
Local Property Tax Exemption: \$31,574.4
School Property Tax Exemption: \$56,645.3
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$108,439.90
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$19,209.19	\$19,209.19
Local PILOT:	\$29,995.68	\$29,995.68
School District PILOT:	\$55,780.01	\$55,780.01
Total PILOTS:	\$104,984.88	\$104,984.88

Net Exemptions: \$3,455.02

Location of Project

Address Line1: 2 New Hampshire Avenue
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 35
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

Applicant Information

Applicant Name: New Hampshire Realty Associates LL
Address Line1: 5 Palisades Drive STE 310
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12201
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

12.

General Project Information

Project Code: 3806131
Project Type: Straight Lease
Project Name: O'Neil

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

Total Project Amount: \$10,595,444.00
Benefited Project Amount: \$10,595,444.00
Bond/Note Amount:
Annual Lease Payment: \$62,000
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/11/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 06/27/2013
or Leasehold Interest:
Year Financial Assitance is 2048
planned to End:
Notes: Project is a 115 unit affordable housing project Lease payment incr 3 per Yr

Location of Project

Address Line1: 2121 Six Ave
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Applicant Information

Applicant Name: O'niel Owneres, LLC
Address Line1: 179 Cedar Lane, Suite H
Address Line2:
City: TEANECK
State: NJ
Zip - Plus4: 07666
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: \$28,633.5
Local Property Tax Exemption: \$44,712
School Property Tax Exemption: \$84,462.75
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$157,808.25
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$11,344.2	\$11,344.2
Local PILOT:	\$17,714.27	\$17,714.27
School District PILOT:	\$32,941.53	\$32,941.53
Total PILOTS:	\$62,000	\$62,000

Net Exemptions: \$95,808.25

Project Employment Information

of FTEs before IDA Status: 3
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 27,000
Annualized salary Range of Jobs to be Created: 20,000 To: 37,000
Original Estimate of Jobs to be Retained: 3
Estimated average annual salary of jobs to be retained.(at Current Market rates): 26,500
Current # of FTEs: 6
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 3

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

13.

General Project Information

Project Code: 380690101
Project Type: Straight Lease
Project Name: Old World Provision Inc

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

Total Project Amount: \$2,150,000.00
Benefited Project Amount: \$521,710.00
Bond/Note Amount:
Annual Lease Payment: \$17,679
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/01/2009
IDA Took Title Yes
to Property:
Date IDA Took Title 02/01/2009
or Leasehold Interest:
Year Financial Assitance is 2020
planned to End:
Notes: Meat Processing/Manufacturering

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$3,676.4
Local Property Tax Exemption: \$5,740.8
School Property Tax Exemption: \$10,844.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$20,261.80
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,688.48	\$3,688.48
Local PILOT:	\$5,759.67	\$5,759.67
School District PILOT:	\$10,710.69	\$10,710.69
Total PILOTS:	\$20,158.84	\$20,158.84

Net Exemptions: \$102.96

Location of Project

Address Line1: 10-12 Industrial Park Road
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 15
Original Estimate of Jobs to be created: 20
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 12
of FTE Construction Jobs during fiscal year: 35
Net Employment Change: (3)

Applicant Information

Applicant Name: Mark S. Shuket, Pres
Address Line1: 10-12 Industrial Park Road
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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

14.

General Project Information

Project Code: 3806123
Project Type: Straight Lease
Project Name: Realex LLC

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

Total Project Amount: \$950,000.00
Benefited Project Amount: \$950,000.00
Bond/Note Amount:
Annual Lease Payment: \$6,071
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/28/2012
IDA Took Title Yes
to Property:
Date IDA Took Title 06/28/2012
or Leasehold Interest:
Year Financial Assitance is 2023
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: \$1,237.25
Local Property Tax Exemption: \$1,932
School Property Tax Exemption: \$3,649.63
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$6,818.88
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,090.39	\$2,090.39
Local PILOT:	\$3,264.1	\$3,264.1
School District PILOT:	\$0	\$0
Total PILOTS:	\$5,354.49	\$5,354.49

Net Exemptions: \$1,464.39

Location of Project

Address Line1: 2 King Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 45
Average estimated annual salary of jobs to be created.(at Current market rates): 13,500
Annualized salary Range of Jobs to be Created: 10,500 To: 35,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 13,500
Current # of FTEs: 57
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 57

Applicant Information

Applicant Name: Tamara Dzembo
Address Line1: Realex LLC
Address Line2: 2 King Street
City: TROY
State: NY
Zip - Plus4: 12180
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

15.

General Project Information

Project Code: 38060201A
Project Type: Bonds/Notes Issuance
Project Name: Rensselaer Polytechnic Institute

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

Total Project Amount: \$218,875,000.00
Benefited Project Amount: \$666,393,938.00
Bond/Note Amount: \$218,875,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 05/02/2002
IDA Took Title Yes
to Property:
Date IDA Took Title 05/02/2002
or Leasehold Interest:
Year Financial Assitance is 2008
planned to End:
Notes: The year that financial assistance is planned to end is 2042. The year notated in the field above is inaccurate.

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: 110 - 8th Street
Address Line2: Troy Building - 5th Floor
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 50
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: 0
Net Employment Change: 14

Applicant Information

Applicant Name: Rensselaer Polytechnic Institute
Address Line1: 110 - 8th Street
Address Line2: Troy Building - 5th Floor
City: TROY
State: NY
Zip - Plus4: 12180
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

16.

General Project Information

Project Code: 38061103
Project Type: Straight Lease
Project Name: Troy LDC Main Street

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

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$6,037
Federal Tax Status of Bonds:
Not For Profit: Yes
Date Project Approved: 05/05/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2011
or Leasehold Interest:
Year Financial Assitance is 2031
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: \$7,847.7
Local Property Tax Exemption: \$12,254.4
School Property Tax Exemption: \$23,149.05
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$43,251.15
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,641.07	\$1,641.07
Local PILOT:	\$2,562.49	\$2,562.49
School District PILOT:	\$2,201.29	\$2,201.29
Total PILOTS:	\$6,404.85	\$6,404.85

Net Exemptions: \$36,846.3

Location of Project

Address Line1: 7990-8053 Main Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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: 5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 5

Applicant Information

Applicant Name: Troy Local Development Corporation
Address Line1: C/o Troy City Hall
Address Line2: 433 River Street
City: TROY
State: NY
Zip - Plus4: 12180
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

17.

General Project Information

Project Code: 38060901A
Project Type: Straight Lease
Project Name: Troy Living, LLC

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

Total Project Amount: \$4,490,000.00
Benefited Project Amount: \$4,490,000.00
Bond/Note Amount:
Annual Lease Payment: \$12,000
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 06/01/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 06/01/2007
or Leasehold Interest:
Year Financial Assitance is 2037
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: \$23,048.2
Local Property Tax Exemption: \$35,990.4
School Property Tax Exemption: \$67,987.3
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$127,025.90
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,231.45	\$3,231.45
Local PILOT:	\$5,046	\$5,046
School District PILOT:	\$9,383.55	\$9,383.55
Total PILOTS:	\$17,661	\$17,661

Net Exemptions: \$109,364.9

Location of Project

Address Line1: 63-67 Third Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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): 48,000
Annualized salary Range of Jobs to be Created: 45,000 To: 60,000
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 48,000
Current # of FTEs: 6.5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 4.5

Applicant Information

Applicant Name: Jeffrey Pfeil
Address Line1: C/O J.W. Pfeil & Company, Inc.
Address Line2: 340 Broadway
City: SARATOGA SPRINGS
State: NY
Zip - Plus4: 12866
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

18.

General Project Information

Project Code: 38061102
Project Type: Straight Lease
Project Name: Troy_LDC_Water Street

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

Total Project Amount: \$0.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$42,058
Federal Tax Status of Bonds:
Not For Profit: Yes
Date Project Approved: 05/05/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2011
or Leasehold Interest:
Year Financial Assitance is 2031
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: \$6,009.5
Local Property Tax Exemption: \$9,384
School Property Tax Exemption: \$17,726.75
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$33,120.25
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,386.8	\$8,386.8
Local PILOT:	\$13,095.78	\$13,095.78
School District PILOT:	\$23,136.23	\$23,136.23
Total PILOTS:	\$44,618.81	\$44,618.81

Net Exemptions: -\$11,498.56

Location of Project

Address Line1: 77 Water Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 50
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: 10
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (40)

Applicant Information

Applicant Name: Troy Local Development Corporation
Address Line1: C/o Troy City Hall
Address Line2: 433 River Street
City: TROY
State: NY
Zip - Plus4: 12180
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

19.

General Project Information

Project Code: 38060112A
Project Type: Straight Lease
Project Name: Uncle Sam Garages, LLC

Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$3,560,000.00
Benefited Project Amount: \$2,630,140.00
Bond/Note Amount:
Annual Lease Payment: \$80,000
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/17/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 11/17/2010
or Leasehold Interest:
Year Financial Assitance is 2030
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: \$0
Local Property Tax Exemption: \$0
School Property Tax Exemption: \$0
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$0.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,637.68	\$14,637.68
Local PILOT:	\$22,857.12	\$22,857.12
School District PILOT:	\$42,505.2	\$42,505.2
Total PILOTS:	\$80,000	\$80,000

Net Exemptions: -\$80,000

Location of Project

Address Line1: 15-25 Fourth Street
Address Line2:
City: TROY
State: NY
Zip - Plus4: 12180
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): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 2.5
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0.5

Applicant Information

Applicant Name: David Bryce
Address Line1: Uncle Sam Garages LLC
Address Line2: 297 River Street
City: TROY
State: NY
Zip - Plus4: 12180
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
19	\$3,300,311.88	\$937,082.04	\$2,363,229.84	184.5

Additional Comments: