

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.cmvny.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.cmvny.com
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.cmvny.com
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.cmvny.com
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.cmvny.com

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.cmvny.com
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.cmvny.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.cmvny.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.cmvny.com
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.cmvny.com
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	www.cmvny.com

Board of Directors Listing

Name	Davis, Ernest D	Name	Zeller, Adele
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Local	If yes, Chairman Designated by.	
Term Start Date	12/31/2012	Term Start Date	03/17/2000
Term Expiration Date	12/31/2015	Term Expiration Date	02/03/2016
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?	No	Complied with training requirement of Section 2824?	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 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	Rose, Linda S	Name	Walker, Maureen
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	10/16/2013	Term Start Date	01/01/2006
Term Expiration Date	02/03/2016	Term Expiration Date	02/03/2016
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	Other
Appointed By	Local	Appointed By	Other
Confirmed by Senate?	No	Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Terry, Thomas L
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	09/18/2012
Term Expiration Date	02/03/2016
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?	No

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga- ining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individua l	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensa tion/Allo wances/Ad justments	Total Compens -ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Finlayson , Margaret N	Executive Director/S ecretary	Executive				FT	Yes	86,000.00	86,000	0	0	0	0	86,000	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
Walker, Maureen	Board of Directors												X	
Davis, Ernest D	Board of Directors												X	
Zeller, Adele	Board of Directors												X	
Terry, Thomas L	Board of Directors												X	
Rose, Linda S	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	\$4,615,067
Investments	\$0
Receivables, net	\$450,944
Other assets	\$0
Total Current Assets	\$5,066,011
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$245,000
Buildings and equipment	\$2,205,000
Infrastructure	\$0
Accumulated depreciation	\$705,375
Net Capital Assets	\$1,744,625
Total Noncurrent Assets	\$1,744,625
Total Assets	\$6,810,636

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$427
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$35,500
Deferred revenues	\$15,745
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$1,153,744
Total Current Liabilities	\$1,205,416

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 **\$1,205,416**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$754,477
Unrestricted	\$4,850,743
Total Net Assets	\$5,605,220

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$983,384
Rental & financing income	\$0
Other operating revenues	\$2,312
Total Operating Revenue	\$985,696

Operating Expenses

Salaries and wages	\$86,000
Other employee benefits	\$14,960
Professional services contracts	\$18,552
Supplies and materials	\$0
Depreciation & amortization	\$55,125
Other operating expenses	\$7,583
Total Operating Expenses	\$182,220

Operating Income (Loss) **\$803,476**

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$1,106,456
Total Nonoperating Revenue	\$1,106,456

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	\$1,499,835
Total Nonoperating Expenses	\$1,499,835
Income (Loss) Before Contributions	\$410,097
Capital Contributions	\$0
Change in net assets	\$410,097
Net assets (deficit) beginning of year	\$5,195,123
Other net assets changes	\$0
Net assets (deficit) at end of year	\$5,605,220

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	34,142,336.00	0.00	15,075,503.00	19,066,833.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	www.cmvny.com
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.cmvny.com
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: 55020104A
Project Type: Straight Lease
Project Name: 650 Columbus Avenue LLC Project

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

Total Project Amount: \$1,100,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/27/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 07/02/2001
or Leasehold Interest:
Year Financial Assitance is 2011
planned to End:
Notes: Restaurant Depot, wholesale restaurant supply including food and nonfoods

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$30,885
Local Property Tax Exemption: \$115,074
School Property Tax Exemption: \$273,792
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$419,751.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,184.84	\$8,184.84
Local PILOT:	\$30,499.07	\$30,499.07
School District PILOT:	\$72,221.81	\$72,221.81
Total PILOTS:	\$110,905.72	\$110,905.72

Net Exemptions: \$308,845.28

Location of Project

Address Line1: 650 South Columbus Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
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: 78
of FTE Construction Jobs during fiscal year: 5
Net Employment Change: 78

Applicant Information

Applicant Name: 650 South Columbus Avemvue LLC/JET
Address Line1: 650 South Columbus Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Status

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

IDA Projects

2.

General Project Information

Project Code: 55020602A
Project Type: Bonds/Notes Issuance
Project Name: A-Val Architectural Metal Corp. Project

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

Total Project Amount: \$4,120,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$4,120,000.00

Annual Lease Payment:
Federal Tax Status of Bonds: Taxable

Not For Profit: No
Date Project Approved: 06/20/2006
IDA Took Title Yes

to Property:
Date IDA Took Title 11/29/2006
or Leasehold Interest:
Year Financial Assitance is 2026
planned to End:
Notes: Architectural metal fabrication

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$12,384.88
Local Property Tax Exemption: \$46,144.67
School Property Tax Exemption: \$109,790.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$168,320.15

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$50,677.36	\$50,677.36
Local PILOT:	\$169,693.06	\$169,693.06
School District PILOT:	\$421,802.95	\$421,802.95
Total PILOTS:	\$642,173.37	\$642,173.37

Net Exemptions: -\$473,853.22

Location of Project

Address Line1: 240-250 Washington Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Employment Information

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

Applicant Information

Applicant Name: VGFC Realty II LLC/A-Val Architect
Address Line1: 240 Washington Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Status

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

IDA Projects

3.

General Project Information

Project Code: 55021002
Project Type: Straight Lease
Project Name: American Christmas, Inc.

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

Total Project Amount: \$3,900,000.00
Benefited Project Amount: \$3,700,000.00
Bond/Note Amount:
Annual Lease Payment: \$223,687.68
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 02/18/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 09/01/2010
or Leasehold Interest:
Year Financial Assitance is 2025
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: \$11,839.25
Local Property Tax Exemption: \$44,111.7
School Property Tax Exemption: \$104,953.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$160,904.55
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,165.23	\$10,165.23
Local PILOT:	\$37,867.78	\$37,867.78
School District PILOT:	\$89,896.48	\$89,896.48
Total PILOTS:	\$137,929.49	\$137,929.49

Net Exemptions: \$22,975.06

Location of Project

Address Line1: 30 Warren Place
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
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): 40,000
Annualized salary Range of Jobs to be Created: 25,000 To: 55,000
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: 70
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 70

Applicant Information

Applicant Name: American Christmas, Inc.
Address Line1: 1135 Bronx River Avenue
Address Line2:
City: BRONX
State: NY
Zip - Plus4: 10472
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: 55020202A1
Project Type: Bonds/Notes Issuance
Project Name: Ebony Gardens Project

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

Total Project Amount: \$8,800,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$8,800,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 09/23/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 11/16/2004
or Leasehold Interest:
Year Financial Assitance is 2045
planned to End:
Notes: Affordable Housing Project

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: 138 South 6th Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 3
Original Estimate of Jobs to be created: 3
Average estimated annual salary of jobs to be created.(at Current market rates): 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): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (3)

Applicant Information

Applicant Name: Ebony gardens Preservation L.P.
Address Line1: 625 Madison Avenue, 9th Floor
Address Line2: Attn.: Jay Reinhard
City: NEW YORK
State: NY
Zip - Plus4: 10022
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: 55021301A
Project Type: Straight Lease
Project Name: Enclave on 5th Residential LLC

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

Total Project Amount: \$12,854,948.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 08/15/2013
IDA Took Title Yes
to Property:
Date IDA Took Title 08/15/2013
or Leasehold Interest:
Year Financial Assitance is 2046
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: \$9,708.18
Local Property Tax Exemption: \$36,171.59
School Property Tax Exemption: \$86,061.95
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$131,941.72
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,456.18	\$2,456.18
Local PILOT:	\$9,147.27	\$9,147.27
School District PILOT:	\$21,768.55	\$21,768.55
Total PILOTS:	\$33,372	\$33,372

Net Exemptions: \$98,569.72

Location of Project

Address Line1: 15 South Fifth Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
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: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: Enclave on 5th Residential LLC
Address Line1: 15 South Fifth Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
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: 55020102A1
Project Type: Straight Lease
Project Name: GDC/Heritage North LLC

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

Total Project Amount: \$1,667,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/13/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 08/16/2001
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: Retail development Best Buy store

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$25,737.5
Local Property Tax Exemption: \$95,895
School Property Tax Exemption: \$228,160
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$349,792.50
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,347.36	\$4,347.36
Local PILOT:	\$16,197.77	\$16,197.77
School District PILOT:	\$38,538.85	\$38,538.85
Total PILOTS:	\$59,083.98	\$59,083.98

Net Exemptions: \$290,708.52

Location of Project

Address Line1: East Sanford Boulevard
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
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: 78
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 78

Applicant Information

Applicant Name: GDC HERITAGE NORTH LLC/BEST BUY
Address Line1: C/O GHDC PROPERTIES LLC
Address Line2: 245 SAW MILL RIVER ROAD
City: HAWTHORNE
State: NY
Zip - Plus4: 10532
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: 55020102A
Project Type: Straight Lease
Project Name: GDC/Heritage South LLC

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

Total Project Amount: \$10,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 08/13/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 08/16/2001
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: Multistore retail development (Target, Bed Bath & Beyond, Petco & TJ Maxx

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$102,950
Local Property Tax Exemption: \$383,580
School Property Tax Exemption: \$912,640
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$1,399,170.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$11,406.95	\$11,406.95
Local PILOT:	\$42,501.02	\$42,501.02
School District PILOT:	\$101,121.35	\$101,121.35
Total PILOTS:	\$155,029.32	\$155,029.32

Net Exemptions: \$1,244,140.68

Location of Project

Address Line1: East Sanford Boulevard
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 400
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: 102
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 102

Applicant Information

Applicant Name: GDC Properties LLC and Target
Address Line1: c/o GDC Properties
Address Line2: 245 Saw Mill River Road
City: HAWTHORNE
State: NY
Zip - Plus4: 10532
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: 55021401A
Project Type: Straight Lease
Project Name: GRACE TERRACE LLC

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

Total Project Amount: \$17,159,207.00
Benefited Project Amount: \$0.00

Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 09/15/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 09/15/2014
or Leasehold Interest:
Year Financial Assistance is 2046
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: \$12,901.22
Local Property Tax Exemption: \$48,102.46
School Property Tax Exemption: \$114,452.03
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$175,455.71

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,955.68	\$3,955.68
Local PILOT:	\$14,740	\$14,740
School District PILOT:	\$34,904.32	\$34,904.32
Total PILOTS:	\$53,600	\$53,600

Net Exemptions: \$121,855.71

Location of Project

Address Line1: 125-129 SOUTH FIFTH AVENUE
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 30
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 30,000 To: 40,000
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: 70
of FTE Construction Jobs during fiscal year: 90
Net Employment Change: 70

Applicant Information

Applicant Name: Grace Development Corp./ Grace Ter
Address Line1: 700 White Plains Road
Address Line2: Suite 363
City: SCARSDALE
State: NY
Zip - Plus4: 10583
Province/Region:
Country: USA

Project Status

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

IDA Projects

9.

General Project Information

Project Code: 55020401A
Project Type: Straight Lease
Project Name: Grace Plaza

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

Total Project Amount: \$17,031,634.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/26/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 05/26/2004
or Leasehold Interest:
Year Financial Assitance is 2036
planned to End:
Notes: Senior citizen housing

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:	\$3,547.6	\$3,547.6
Local PILOT:	\$13,219.38	\$13,219.38
School District PILOT:	\$31,303.5	\$31,303.5
Total PILOTS:	\$48,070.48	\$48,070.48

Net Exemptions: -\$48,070.48

Location of Project

Address Line1: 153-163 South 5th Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
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
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

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

Project Status

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

IDA Projects

10.

General Project Information

Project Code: 55020701A
Project Type: Bonds/Notes Issuance
Project Name: Grace Towers Project

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

Total Project Amount: \$39,236,558.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$39,236,558.00

Annual Lease Payment:
Federal Tax Status of Bonds: Taxable

Not For Profit: No
Date Project Approved: 03/14/2006
IDA Took Title Yes

to Property:
Date IDA Took Title 01/14/2007

or Leasehold Interest:
Year Financial Assitance is 2042

planned to End:
Notes: Affordable Housing and retail development

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,394.4
Local Property Tax Exemption: \$75,987.2
School Property Tax Exemption: \$180,793.98
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$277,175.58

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,152.7	\$7,152.7
Local PILOT:	\$26,653	\$26,653
School District PILOT:	\$63,114.3	\$63,114.3
Total PILOTS:	\$96,920	\$96,920

Net Exemptions: \$180,255.58

Location of Project

Address Line1: 20-28 east Third Street
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 10
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
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

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

Project Status

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

IDA Projects

11.

General Project Information

Project Code: 55020301A
Project Type: Bonds/Notes Issuance
Project Name: Kings Court LLC

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

Total Project Amount: \$3,129,058.00
Benefited Project Amount: \$3,035,758.00
Bond/Note Amount: \$1,700,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 12/03/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 12/10/2003
or Leasehold Interest:
Year Financial Assitance is 2033
planned to End:
Notes: Affordable Housing

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:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 117 South 2nd Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
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): 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
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: KING'S COURT LLC
Address Line1: c/o Communbity Housing Management
Address Line2: 5 West Main Street
City: ELMSFORD
State: NY
Zip - Plus4: 10523
Province/Region:
Country: USA

Project Status

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

IDA Projects

12.

General Project Information

Project Code: 55020302A
Project Type: Bonds/Notes Issuance
Project Name: Macedonia Towers LLC

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

Total Project Amount: \$10,938,906.00
Benefited Project Amount: \$10,689,596.00
Bond/Note Amount: \$5,900,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 01/30/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 12/10/2003
or Leasehold Interest:
Year Financial Assitance is 2033
planned to End:
Notes: Senior Citizen Housing

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: 150 South 5th Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Employment Information

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

Applicant Information

Applicant Name: MACEDONIA TOWERS LLC
Address Line1: c/o Mountco Construction and Devel
Address Line2: 700 White Plains Road, Suite 363
City: SCARSDALE
State: NY
Zip - Plus4: 10583
Province/Region:
Country: USA

Project Status

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

IDA Projects

13.

General Project Information

Project Code: 55020101A
Project Type: Straight Lease
Project Name: Sanford Terrace LLC Project

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

Total Project Amount: \$2,311,801.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 04/26/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 05/31/2001
or Leasehold Interest:
Year Financial Assitance is 2016
planned to End:
Notes: Senior Citizen Housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$1,544.25
Local Property Tax Exemption: \$5,753.7
School Property Tax Exemption: \$13,689.6
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$20,987.55
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$712.14	\$712.14
Local PILOT:	\$2,653.64	\$2,653.64
School District PILOT:	\$6,283.83	\$6,283.83
Total PILOTS:	\$9,649.61	\$9,649.61

Net Exemptions: \$11,337.94

Location of Project

Address Line1: 450 South 5th Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
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): 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
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

Applicant Information

Applicant Name: Sanford Terrace LLC
Address Line1: c/o Community Housing Management,
Address Line2: 5 West Main Street, Suite 214
City: ELMSFORD
State: NY
Zip - Plus4: 10523
Province/Region:
Country: USA

Project Status

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

IDA Projects

14.

General Project Information

Project Code: 55020102B
Project Type: Straight Lease
Project Name: Target Corp.

Project part of another phase or multi phase: Yes
Original Project Code: 55020102A
Project Purpose Category: Retail Trade

Total Project Amount: \$10,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 08/13/2001
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2031
planned to End:
Notes: Part of multistores retail development(GDC Heritage South)

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$51,475
Local Property Tax Exemption: \$191,790
School Property Tax Exemption: \$456,320
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$699,585.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,361.66	\$13,361.66
Local PILOT:	\$49,784.03	\$49,474.47
School District PILOT:	\$118,449.59	\$118,449.59
Total PILOTS:	\$181,595.28	\$181,285.72

Net Exemptions: \$517,989.72

Location of Project

Address Line1: East Sanford Blvd.
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
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: 312
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 312

Applicant Information

Applicant Name: GDC Properties LLC, And Target
Address Line1: C/o GDC Properties
Address Line2: 245 Saw Mill River Road
City: HAWTHORNE
State: NY
Zip - Plus4: 10532
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: 55021001
Project Type: Straight Lease
Project Name: Titus Mount Vernon LLC - 60 West

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

Total Project Amount: \$15,500,000.00
Benefited Project Amount: \$15,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$309,744
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 12/10/2008
IDA Took Title Yes
to Property:
Date IDA Took Title 07/01/2010
or Leasehold Interest:
Year Financial Assitance is 2040
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:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$0

Net Exemptions: \$0

Location of Project

Address Line1: 60 West First Street
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000
Annualized salary Range of Jobs to be Created: 30,000 To: 40,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Titus Mount Vernon LLC - 60 West
Address Line1: 200 Clearbrook Road
Address Line2: Suite 134
City: ELMSFORD
State: NY
Zip - Plus4: 10523
Province/Region:
Country: USA

Project Status

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

IDA Projects

16.

General Project Information

Project Code: 55029902A
Project Type: Bonds/Notes Issuance
Project Name: Wartburg Senior Housing, Inc. - Meadowview
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Civic Facility

Total Project Amount: \$16,500,000.00
Benefited Project Amount: \$15,000,000.00
Bond/Note Amount: \$15,000,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 11/06/1998
IDA Took Title Yes
to Property:
Date IDA Took Title 06/29/1999
or Leasehold Interest:
Year Financial Assitance is 2029
planned to End:
Notes: Senior Citizen Assisted Living Civic Facility

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: Bradley Avenue
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 56
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: Wartburg Senior Housing, Inc. (ope
Address Line1: c/o Meadowview at the Wartburg
Address Line2: Bradley Avenue
City: MOUNT VERNON
State: NY
Zip - Plus4: 10552
Province/Region:
Country: USA

Project Status

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

IDA Projects

17.

General Project Information

Project Code: 55021501A
Project Type: Straight Lease
Project Name: ZION COURT APARTMENTS

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

Total Project Amount: \$8,911,348.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$0
Federal Tax Status of Bonds:
Not For Profit: Yes
Date Project Approved: 04/28/2014
IDA Took Title Yes
to Property:
Date IDA Took Title 04/28/2014
or Leasehold Interest:
Year Financial Assitance is 2034
planned to End:
Notes: 28 Residential Units. The Apartment was finished when tax abatement was requested. The request was before the IDA Board since October 2012 before appr

Location of Project

Address Line1: 116 West First Street
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
Province/Region:
Country: USA

Applicant Information

Applicant Name: Zion Court Housing Development Fun
Address Line1: 114 West Fourth Street
Address Line2:
City: MOUNT VERNON
State: NY
Zip - Plus4: 10550
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: \$9,883.2
Local Property Tax Exemption: \$36,823.68
School Property Tax Exemption: \$87,613.44
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$134,320.32
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,154.51	\$1,154.51
Local PILOT:	\$4,299.61	\$4,299.61
School District PILOT:	\$10,232.16	\$10,232.16
Total PILOTS:	\$15,686.28	\$15,686.28

Net Exemptions: \$118,634.04

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): 40,000
Annualized salary Range of Jobs to be Created: 35,000 To: 35,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 2

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

Annual Report for Mount Vernon Industrial Development Agency
Fiscal Year Ending:12/31/2015

Run Date: 07/11/2016

Status: CERTIFIED

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
17	\$3,937,404.08	\$1,544,015.53	\$2,393,388.55	719

Additional Comments: