

**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.newrochelleny.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.newrochelleny.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.newrochelleny.com
6. Are any Authority staff also employed by another government agency?	Yes	City of New Rochelle
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.newrochelleny.com
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.newrochelleny.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):		<a href="http://www.newrochelleny.com">www.newrochelleny.com</a>
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		<a href="http://www.newrochelleny.com">www.newrochelleny.com</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://www.newrochelleny.com">www.newrochelleny.com</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://www.newrochelleny.com">www.newrochelleny.com</a>
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	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?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	<a href="http://www.newrochelleny.com">www.newrochelleny.com</a>
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	<a href="http://www.newrochelleny.com">www.newrochelleny.com</a>

Board of Directors Listing

Name	Davis, Pamela M	Name	Bell, Gordon P
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/01/2015	Term Start Date	02/12/2008
Term Expiration Date	02/28/2018	Term Expiration Date	02/28/2017
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	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	Strome, Charles B	Name	Hyden, Ivar
Chair of the Board	Yes	Chair of the Board	No
If yes, Chairman Designated by.	Elected by Board	If yes, Chairman Designated by.	
Term Start Date	03/19/2002	Term Start Date	03/01/2015
Term Expiration Date	Ex-Officio	Term Expiration Date	02/28/2018
Title	Treasurer	Title	
Has the Board member appointed a designee?	No	Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	Yes	Ex-officio	No
Nominated By	Ex-Officio	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Michael, Bernard J	Name	Stenroos, Angela M
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	03/01/2016	Term Start Date	03/01/2013
Term Expiration Date	02/28/2019	Term Expiration Date	02/29/2016
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?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>	
Name	Fleishaker, Aaron
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	03/01/2014
Term Expiration Date	02/28/2017
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Aragon, Luiz C	Assistant Secretary	Executive				PT	Yes	0.00	0	0	0	0	0	0	Yes	Yes
Rattner, Howard	Comptroller	Executive				PT	Yes	0.00	0	0	0	0	0	0	Yes	Yes
Schulman, Jeremy	IDA/Economic Development Manager	Managerial				PT	Yes	0.00	0	0	0	0	0	0	Yes	Yes
Wayner, Ayanna C	Executive Director	Executive				PT	Yes	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
Bell, Gordon P	Board of Directors												X	
Davis, Pamela M	Board of Directors												X	
Hyden, Ivar	Board of Directors												X	
Fleishaker, Aaron	Board of Directors												X	
Michael, Bernard J	Board of Directors												X	
Stenroos, Angela M	Board of Directors												X	
Strome, Charles B	Board of Directors												X	

**Staff**

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

Subsidiary/Component Unit Verification

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

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

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

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

Summary Financial Information

## SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
<b>Current Assets</b>	
Cash and cash equivalents	\$401,248
Investments	\$0
Receivables, net	\$3,000
Other assets	\$365
<b>Total Current Assets</b>	<b>\$404,613</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
<b>Capital Assets</b>	
Land and other nondepreciable property	\$0
Buildings and equipment	\$701
Infrastructure	\$0
Accumulated depreciation	\$701
Net Capital Assets	\$0
<b>Total Noncurrent Assets</b>	<b>\$0</b>
<b>Total Assets</b>	<b>\$404,613</b>

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

**Current Liabilities**

Accounts payable	\$0
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$1,500
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
<b>Total Current Liabilities</b>	<b>\$1,500</b>

**Noncurrent Liabilities**

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

**Total Liabilities** **\$1,500**

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$403,113
<b>Total Net Assets</b>	<b>\$403,113</b>

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

Charges for services	\$132,623
Rental & financing income	\$0
Other operating revenues	\$0
<b>Total Operating Revenue</b>	<b>\$132,623</b>

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$112,647
Supplies and materials	\$1,849
Depreciation & amortization	\$0
Other operating expenses	\$95,734
<b>Total Operating Expenses</b>	<b>\$210,230</b>

Operating Income (Loss) **(\$77,607)**

Nonoperating Revenues

Investment earnings	\$545
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
<b>Total Nonoperating Revenue</b>	<b>\$545</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
<b>Total Nonoperating Expenses</b>	<b>\$0</b>
Income (Loss) Before Contributions	(\$77,062)
Capital Contributions	\$0
Change in net assets	(\$77,062)
Net assets (deficit) beginning of year	\$480,175
Other net assets changes	\$0
Net assets (deficit) at end of year	\$403,113

**Current Debt**

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	No

**New Debt Issuances List by Type of Debt and Program**

No Data has been entered by the Authority for this section in PARIS

**Schedule of Authority Debt**

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
<b>State Obligation</b>					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
<b>Authority Obligation</b>					
General Obligation					
Revenue					
Other Non-State Funded					
<b>Conduit</b>					
Conduit Debt	0.00	68,483,523.00	0.00	4,645,514.00	63,838,009.00
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	<a href="http://www.newrochelleny.com">www.newrochelleny.com</a>
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	<a href="http://www.newrochelleny.com">www.newrochelleny.com</a>
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: 5503-14-02  
Project Type: Straight Lease  
Project Name: Admatch Corporation

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

Total Project Amount: \$300,000.00  
Benefited Project Amount: \$100,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 02/11/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 04/15/2014  
or Leasehold Interest:  
Year Financial Assitance is 2016  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$695.16  
Local Sales Tax Exemption: \$753.08  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,448.24  
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: \$1,448.24

Location of Project

Address Line1: 270 North Avenue  
Address Line2: Suite 410  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 11.5  
Average estimated annual salary of jobs to be created.(at Current market rates): 45,600  
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): 0  
Current # of FTEs: 11  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 11

Applicant Information

Applicant Name: Admatch Corporation  
Address Line1: Suite 410  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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: 5503-00-01A  
Project Type: Straight Lease  
Project Name: Avalon on the Sound (Phase I)

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

Total Project Amount: \$87,352,342.00  
Benefited Project Amount: \$36,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 05/24/1999  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 07/22/1999  
or Leasehold Interest:  
Year Financial Assitance is 2029  
planned to End:  
Notes: Sold to Hartz Mountain 2010; City received \$9M in accelerated land payments over 5 yrs. Acquisition, construction, and equipping of a commerc

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$508,459  
Local Property Tax Exemption: \$878,173  
School Property Tax Exemption: \$3,183,129  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$4,569,761.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,466	\$6,466
Local PILOT:	\$11,168	\$11,168
School District PILOT:	\$40,480	\$40,480
Total PILOTS:	\$58,114	\$58,114

Net Exemptions: \$4,511,647

Location of Project

Address Line1: 255 Huguenot Street  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at Current market rates): 55,000  
Annualized salary Range of Jobs to be Created: 55,000 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: 20  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 20

Applicant Information

Applicant Name: Avalon Redevelopment, LLC  
Address Line1: 2900 Eisenhower Avenue  
Address Line2: Suite 300  
City: ALEXANDRIA  
State: VA  
Zip - Plus4: 22314  
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: 5503-04-04  
Project Type: Straight Lease  
Project Name: Avalon on the Sound East (Phase II)

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

Total Project Amount: \$150,000,000.00  
Benefited Project Amount: \$36,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/07/2004  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/21/2004  
or Leasehold Interest:  
Year Financial Assitance is 2034  
planned to End:  
Notes: Sold to DSF Group in 2013; City received \$1.8 M transaction fee. Acquisition, construction, and equipping of a commercial forprofit rent

**Location of Project**

Address Line1: 40 Memorial Highway  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

**Applicant Information**

Applicant Name: Avalon New Rochelle II, LLC  
Address Line1: 2900 Eisenhower Avenue  
Address Line2: Suite 300  
City: ALEXANDRIA  
State: VA  
Zip - Plus4: 22314  
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: \$748,981  
Local Property Tax Exemption: \$1,293,584  
School Property Tax Exemption: \$4,709,580  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$6,752,145.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,973	\$6,973
Local PILOT:	\$12,043	\$12,043
School District PILOT:	\$43,653	\$43,653
Total PILOTS:	\$62,669	\$62,669

Net Exemptions: \$6,689,476

**Project Employment Information**

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at Current market rates): 55,000  
Annualized salary Range of Jobs to be Created: 55,000 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: 215  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 215

**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: 5503-13-02  
Project Type: Bonds/Notes Issuance  
Project Name: Carrington Arms

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

Total Project Amount: \$21,200,000.00  
Benefited Project Amount: \$392,400.00  
Bond/Note Amount: \$10,475,000.00

Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: No  
Date Project Approved: 11/21/2013  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/13/2013  
or Leasehold Interest:  
Year Financial Assistance is 2050  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$28,800  
Local Sales Tax Exemption: \$31,200  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$60,000.00

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: \$60,000

Location of Project

Address Line1: 33 Lincoln Avenue  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 7  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 2  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,650  
Current # of FTEs: 2  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (5)

Applicant Information

Applicant Name: Carrington Arms 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

5.

General Project Information

Project Code: 5503-99-01A  
Project Type: Bonds/Notes Issuance  
Project Name: College of New Rochelle

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

Total Project Amount: \$24,000,000.00  
Benefited Project Amount: \$24,000,000.00  
Bond/Note Amount: \$24,000,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 03/17/1999  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 04/01/1999  
or Leasehold Interest:  
Year Financial Assitance is 2027  
planned to End:  
Notes: There are currently 14 FTEs associated with this project, which is 1 employee less than what was anticipated to be created. Overall, there is a deficit of

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: 29 Castle Place  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10805  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 550  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 51,000 To: 51,000  
Original Estimate of Jobs to be Retained: 550  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 530.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (19.5)

Applicant Information

Applicant Name: College of New Rochelle  
Address Line1: 29 Castle Place  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10805  
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: 5503-09-01  
Project Type: Straight Lease  
Project Name: Danmike Pine Street LLC d/b/a Pearlgreen Corp.  
Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Manufacturing

Total Project Amount: \$1,250,000.00  
Benefited Project Amount: \$1,330,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/04/2009  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/01/2009  
or Leasehold Interest:  
Year Financial Assitance is 2020  
planned to End:  
Notes: Total project cost \$12,500,000. 2014 Solar installation.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$19,181  
Local Property Tax Exemption: \$33,129  
School Property Tax Exemption: \$120,082  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$172,392.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,992	\$7,992
Local PILOT:	\$15,401	\$15,401
School District PILOT:	\$66,199	\$66,199
Total PILOTS:	\$89,592	\$89,592

Net Exemptions: \$82,800

Location of Project

Address Line1: 30 Pine Street  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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): 50,402  
Annualized salary Range of Jobs to be Created: 27,336 To: 205,060  
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: Pearlgreen Corporation/Pearlweave  
Address Line1: 30 Pine Street  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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: 5503-15-01 A  
Project Type: Straight Lease  
Project Name: Hammel 2

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

Total Project Amount: \$10,046,596.00  
Benefited Project Amount: \$574,740.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 04/29/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/18/2015  
or Leasehold Interest:  
Year Financial Assitance is 2031  
planned to End:  
Notes: The 4 affordable units out of 36 total have a PILOT.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$75,885.6  
Local Sales Tax Exemption: \$82,209.4  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$158,095.00  
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: \$158,095

Location of Project

Address Line1: 48 Burling Lane  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 25,000 To: 30,000  
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: 2  
# of FTE Construction Jobs during fiscal year: 50  
Net Employment Change: 2

Applicant Information

Applicant Name: ELD Property Management LLC  
Address Line1: 32 Burling Lane  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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: 5503-11-02  
Project Type: Straight Lease  
Project Name: Hammel Building

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

Total Project Amount: \$7,451,792.00  
Benefited Project Amount: \$518,000.00

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/07/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/30/2011  
or Leasehold Interest:  
Year Financial Assitance is 2027  
planned to End:

Notes: 6 of the 30 affordable rental units have a PILOT.

Location of Project

Address Line1: 32 Burling Lane  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Equity Land Developers, LLC  
Address Line1: 32 Burling Lane  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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: \$8,650  
Local Property Tax Exemption: \$14,939  
School Property Tax Exemption: \$54,150  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$77,739.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,650	\$8,650
Local PILOT:	\$14,939	\$14,939
School District PILOT:	\$54,150	\$54,150
Total PILOTS:	\$77,739	\$77,739

Net Exemptions: \$0

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000  
Annualized salary Range of Jobs to be Created: 11,300 To: 38,000  
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: 3  
# 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

9.

General Project Information

Project Code: 5503-14-01  
Project Type: Straight Lease  
Project Name: Heritage Homes - Phase II

Project part of another phase or multi phase: Yes  
Original Project Code: 5503-11-01  
Project Purpose Category: Construction

Total Project Amount: \$5,678,845.00  
Benefited Project Amount: \$476,357.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 02/27/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/17/2014  
or Leasehold Interest:  
Year Financial Assitance is 2016  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$99,963.36  
Local Sales Tax Exemption: \$108,293.64  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$208,257.00  
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: \$208,257

Location of Project

Address Line1: 9 Brook Street / 60 Horton Ave. /  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000  
Annualized salary Range of Jobs to be Created: 25,000 To: 25,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 3  
# of FTE Construction Jobs during fiscal year: 40  
Net Employment Change: 3

Applicant Information

Applicant Name: Horton Winthrop II, LLC  
Address Line1: MacQuesten Development LLC  
Address Line2: 438 Fifth Avenue  
City: PELHAM  
State: NY  
Zip - Plus4: 10803  
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: 5503-14-03  
Project Type: Straight Lease  
Project Name: Homegrown For Good, LLC

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

Total Project Amount: \$1,590,000.00  
Benefited Project Amount: \$100,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/17/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2016  
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: 29 Beechwood Avenue  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 12  
Average estimated annual salary of jobs to be created.(at Current market rates): 85,000  
Annualized salary Range of Jobs to be Created: 40,000 To: 170,000  
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: 8  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 8

Applicant Information

Applicant Name: Homegrown For Good, LLC  
Address Line1: 29 Beechwood Avenue  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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: 5503-07-01  
Project Type: Bonds/Notes Issuance  
Project Name: MacLeay Apartments (DBA 550 Fifth Avenue Owner, LP)  
Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$26,165,000.00  
Benefited Project Amount: \$14,000,000.00  
Bond/Note Amount: \$14,000,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: No  
Date Project Approved: 06/15/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/13/2007  
or Leasehold Interest:  
Year Financial Assitance is 2024  
planned to End:  
Notes: Acquisition, rehabilitation, renovation, equipping, financing and refinancing of an existing affordable housing apartment complex for continued

Location of Project

Address Line1: 550-570-590 Fifth Avenue  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: 550 Fifth Avenue Owner, LP  
Address Line1: 400 North Avenue  
Address Line2: c/o NDR Group  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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: \$113,376  
Local Property Tax Exemption: \$195,814  
School Property Tax Exemption: \$709,770  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,018,960.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$30,116	\$30,116
Local PILOT:	\$51,278	\$51,278
School District PILOT:	\$135,810	\$135,810
Total PILOTS:	\$217,204	\$217,204

Net Exemptions: \$801,756

Project Employment Information

# of FTEs before IDA Status: 5  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 40,000 To: 40,000  
Original Estimate of Jobs to be Retained: 5  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000  
Current # of FTEs: 3  
# 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

IDA Projects

12.

General Project Information

Project Code: 5503-12-01  
Project Type: Bonds/Notes Issuance  
Project Name: Maple Terrace

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

Total Project Amount: \$16,221,000.00  
Benefited Project Amount: \$267,000.00  
Bond/Note Amount: \$9,400,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: No  
Date Project Approved: 10/25/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/28/2012  
or Leasehold Interest:  
Year Financial Assistance is 2049  
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: 55 Maple Terrace  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 2  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 2  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,650  
Current # of FTEs: 2  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: Maple Terrace 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

13.

General Project Information

Project Code: 5503-13-01  
Project Type: Straight Lease  
Project Name: Monroe College - "West Hall"

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

Total Project Amount: \$22,000,000.00  
Benefited Project Amount: \$978,500.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/28/2013  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/05/2013  
or Leasehold Interest:  
Year Financial Assitance is 2014  
planned to End:  
Notes: Project ended 12/31/14 (no reporting required for FY2015)

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: 384 Main Street  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 12  
Average estimated annual salary of jobs to be created.(at Current market rates): 53,000  
Annualized salary Range of Jobs to be Created: 53,000 To: 53,000  
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: 19  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 19

Applicant Information

Applicant Name: 370 Main St. LLC  
Address Line1: 434 Main Street  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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

14.

General Project Information

Project Code: 5503-03-02  
Project Type: Straight Lease  
Project Name: Montagu Properties, LLC

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

Total Project Amount: \$2,794,000.00  
Benefited Project Amount: \$600,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 01/28/2003  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/14/2003  
or Leasehold Interest:  
Year Financial Assitance is 2013  
planned to End:  
Notes: Acquisition, purchase, reconstruction, equipping, installation of machinery, fixtures, equipment, furnishings, materials, and financing for die cast to

Location of Project

Address Line1: 40 Plain Avenue  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Montagu Properties  
Address Line1: 40 Plain Avenue  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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: \$10,164  
Local Property Tax Exemption: \$17,554  
School Property Tax Exemption: \$63,629  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$91,347.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,106	\$10,106
Local PILOT:	\$17,207	\$17,207
School District PILOT:	\$30,964	\$30,964
Total PILOTS:	\$58,277	\$58,277

Net Exemptions: \$33,070

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at Current market rates): 77,000  
Annualized salary Range of Jobs to be Created: 74,000 To: 74,000  
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: 22  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 22

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

15.

General Project Information

Project Code: 5503-06-01  
Project Type: Straight Lease  
Project Name: New Roc Parcel 1A (DBA Trump Plaza of New Rochelle)

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

Total Project Amount: \$128,833,000.00  
Benefited Project Amount: \$5,364,200.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 01/05/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/15/2006  
or Leasehold Interest:  
Year Financial Assitance is 2016  
planned to End:  
Notes: Retail project component only. Residential and Parking components were reconveyed to the company. Acquisition, construction, and equipping

Location of Project

Address Line1: 175 Huguenot Street  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: New Roc Parcel 1A, LLC  
Address Line1: 115 Stevens Avenue  
Address Line2: d/b/a Trump Plaza of New Rochelle  
City: VALHALLA  
State: NY  
Zip - Plus4: 10595  
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: \$69,765  
Local Property Tax Exemption: \$120,493  
School Property Tax Exemption: \$436,753  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$627,011.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$55,131	\$55,131
Local PILOT:	\$72,078	\$72,078
School District PILOT:	\$294,218	\$294,218
Total PILOTS:	\$421,427	\$421,427

Net Exemptions: \$205,584

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 200  
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000  
Annualized salary Range of Jobs to be Created: 40,000 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: 114.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 114.5

Project Status

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

IDA Projects

16.

General Project Information

Project Code: 5503-98-02A  
Project Type: Straight Lease  
Project Name: New Rochelle Center (DBA New Roc City)

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

Total Project Amount: \$61,000,000.00  
Benefited Project Amount: \$35,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/10/1997  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 01/30/1998  
or Leasehold Interest:  
Year Financial Assitance is 2018  
planned to End:  
Notes: Sold to EPT in 2010. Acquisition and renovation of a property formerly known as the New Rochelle Mall, together with the acquisition and installation thereon

Location of Project

Address Line1: 33 LeCount Place  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: New Rochelle Associates  
Address Line1: 115 Stevens Avenue  
Address Line2: d/b/a New Roc City  
City: VALHALLA  
State: NY  
Zip - Plus4: 10595  
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: \$229,598  
Local Property Tax Exemption: \$396,545  
School Property Tax Exemption: \$1,437,364  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$2,063,507.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$229,500	\$229,500
Local PILOT:	\$390,769	\$390,769
School District PILOT:	\$1,420,091	\$1,420,091
Total PILOTS:	\$2,040,360	\$2,040,360

Net Exemptions: \$23,147

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 250  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 40,000 To: 40,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000  
Current # of FTEs: 368.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 368.5

Project Status

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

IDA Projects

17.

General Project Information

Project Code: 5503-15-02 A  
Project Type: Straight Lease  
Project Name: The Lombardi

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

Total Project Amount: \$13,000,000.00  
Benefited Project Amount: \$398,125.00

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 04/29/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/25/2015  
or Leasehold Interest:  
Year Financial Assitance is 2017  
planned to End:

Notes: 2 business that used to occupy the site relocated within New Rochelle and employ 5 fulltime staff plus 8 to 30 parttime field staff.

Location of Project

Address Line1: 371 North Avenue  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: 38 Roslyn Associates  
Address Line1: 371 North Avenue  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$18,582.24  
Local Sales Tax Exemption: \$20,130.76  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$105,000  
Total Exemptions: \$143,713.00

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: \$143,713

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 6  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,440  
Annualized salary Range of Jobs to be Created: 35,000 To: 45,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 50  
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

18.

General Project Information

Project Code: 5503-05-01  
Project Type: Bonds/Notes Issuance  
Project Name: United Hebrew - Soundview Apartments

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

Total Project Amount: \$10,392,000.00  
Benefited Project Amount: \$6,900,000.00  
Bond/Note Amount: \$6,900,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 09/23/2004  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/01/2005  
or Leasehold Interest:  
Year Financial Assitance is 2036  
planned to End:  
Notes: Finance and refinance certain costs for the purpose of acquiring, renovating, improving and equipping an existing affordable, multifamily, senior housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$33,175  
Local Property Tax Exemption: \$57,298  
School Property Tax Exemption: \$207,690  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$298,163.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,178	\$9,178
Local PILOT:	\$15,852	\$15,852
School District PILOT:	\$57,459	\$57,459
Total PILOTS:	\$82,489	\$82,489

Net Exemptions: \$215,674

Location of Project

Address Line1: 40 Willow Drive  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10805  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 9  
Original Estimate of Jobs to be created: 1  
Average estimated annual salary of jobs to be created.(at Current market rates): 28,654  
Annualized salary Range of Jobs to be Created: 28,000 To: 28,000  
Original Estimate of Jobs to be Retained: 7  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 332,709  
Current # of FTEs: 9  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: Soundview Apartment Associates, LP  
Address Line1: 40 Willow Drive  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10805  
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: 5503-06-02  
Project Type: Bonds/Notes Issuance  
Project Name: West End 2000 Phase I Senior Building  
(DBA Garito Manor at Union Square)

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

Total Project Amount: \$34,442,840.00  
Benefited Project Amount: \$19,000,000.00  
Bond/Note Amount: \$19,000,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: No  
Date Project Approved: 07/18/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/22/2006  
or Leasehold Interest:  
Year Financial Assitance is 2038  
planned to End:  
Notes: Aquisition, construction, equipping and  
financing of a senior, rental,  
affordable housing facility.1213  
employees anticipated when fully operati

Location of Project

Address Line1: 180 Union Avenue  
Address Line2:  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: 180 Union Avenue Owner, LP  
Address Line1: 400 North Avenue  
Address Line2: c/o NDR Group  
City: NEW ROCHELLE  
State: NY  
Zip - Plus4: 10801  
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: \$8,589  
Local Property Tax Exemption: \$14,835  
School Property Tax Exemption: \$53,773  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$77,197.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,461	\$6,461
Local PILOT:	\$11,002	\$11,002
School District PILOT:	\$37,715	\$37,715
Total PILOTS:	\$55,178	\$55,178

Net Exemptions: \$22,019

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be  
created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 57,000 To: 57,000  
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: 0  
Net Employment Change: 9

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	\$16,319,735.24	\$3,163,049.0	\$13,156,686.24	846.5

Additional Comments: