

**Governance Information (Authority-Related)**

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

**Governance Information (Board-Related)**

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		<a href="http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA.aspx">http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA.aspx</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.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAAgendaMinutes.aspx">http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAAgendaMinutes.aspx</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx">http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx">http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx</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?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	<a href="http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx">http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx</a>
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	<a href="http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/">http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/</a>

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	Response	URL
874(4) of GML?		IDAPoliciesProcedures.aspx

Board of Directors Listing

Name	Bodnar, Dean	Name	O'Bryan, Kevin
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Local
Term Start Date	04/09/2012	Term Start Date	09/04/2014
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	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?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Susan, Farrell	Name	Urzan, Tina
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	11/05/2015	Term Start Date	04/09/2012
Term Expiration Date	11/05/2018	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

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

Board of Directors Listing

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

Board of Directors Listing

Name	Kathy, Ceitek
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	04/09/2015
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	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

**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Dunne, William S	Executive Director	Executive	City of Troy Planning Office	UPSEU	Troy	PT	Yes	76,485.00	0	0	0	0	0	0	Yes	Yes
Kreshik, Andrew P	Assiastant Planner	Technical and Engineering	City of Troy Planning Office	CSEA	Troy	PT	No	59,309.00	0	0	0	0	0	0	Yes	Yes
Mazzariello, Joseph A	Treasurer/Contracting Officer	Professional	City of Troy Comptrollers Office	UPSECU	Troy	PT	No	84,305.00	0	0	0	0	0	0	Yes	Yes
Piotrowski, Andrew M	Accountant	Operational	City of Troy Comptrollers Office	CSEA	Troy	PT	No	58,865.00	0	0	0	0	0	0	Yes	Yes
Skiba, Selena	Chief Account Clerk	Operational	City of Troy Comptrollers Office	CSEA	Troy	PT	No	66,473.00	0	0	0	0	0	0	Yes	Yes
Zeigler, Denee C	Secretary	Administrative and Clerical	City of Troy Planning Office	CSEA	Troy	PT	No	44,832.00	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
Susan, Farrell	Board of Directors												X	
Kathy, Ceitek	Board of Directors												X	
O'Bryan, Kevin	Board of Directors												X	
Bouchey, Steven	Board of Directors												X	
Bodnar, Dean	Board of Directors												X	
Doherty, Robert	Board of Directors												X	
Anthony, Lou	Board of Directors												X	
Carroll, Paul	Board of Directors												X	
Urzan, Tina	Board of Directors												X	

**Staff**

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

**Subsidiary/Component Unit Verification**

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

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

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

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

Summary Financial Information

## SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
<b>Current Assets</b>	
Cash and cash equivalents	\$58,390
Investments	\$0
Receivables, net	\$6,433
Other assets	\$251,235
<b>Total Current Assets</b>	<b>\$316,058</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
<b>Capital Assets</b>	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
<b>Total Noncurrent Assets</b>	<b>\$0</b>
<b>Total Assets</b>	<b>\$316,058</b>

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

**Current Liabilities**

Accounts payable	\$1,380
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$6,433
<b>Total Current Liabilities</b>	<b>\$7,813</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** **\$7,813**

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$308,245
<b>Total Net Assets</b>	<b>\$308,245</b>

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

Charges for services	\$97,813
Rental & financing income	\$0
Other operating revenues	\$0
<b>Total Operating Revenue</b>	<b>\$97,813</b>

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$31,678
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$645,262
<b>Total Operating Expenses</b>	<b>\$676,940</b>

Operating Income (Loss) **(\$579,127)**

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$7,502
<b>Total Nonoperating Revenue</b>	<b>\$7,502</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	(\$571,625)
Capital Contributions	\$0
Change in net assets	(\$571,625)
Net assets (deficit) beginning of year	\$879,870
Other net assets changes	\$0
Net assets (deficit) at end of year	\$308,245

**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	28,340,770.00	0.00	3,340,770.00	25,000,000.00
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.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx">http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx</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.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx">http://www.troyny.gov/Departments/EconomicDevelopment/TroyIDA/IDAPoliciesProcedures.aspx</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: 3806143  
Project Type: Straight Lease  
Project Name: 16 First Street LLC

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

Total Project Amount: \$2,300,000.00  
Benefited Project Amount: \$2,260,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 11/18/2013  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 04/25/2014  
or Leasehold Interest:  
Year Financial Assitance is 2029  
planned to End:  
Notes: Project is made up of three properties;  
9 and 16 First Street and 111 State Street

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: \$108,641.25  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$108,641.25  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,959.2	\$3,959.2
Local PILOT:	\$6,440	\$6,440
School District PILOT:	\$0	\$0
Total PILOTS:	\$10,399.2	\$10,399.2

Net Exemptions: \$98,242.05

Location of Project

Address Line1: 9 First Street and 16 First Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 1  
Original Estimate of Jobs to be created: 28  
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: 1  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 45  
# of FTE Construction Jobs during fiscal year: 4  
Net Employment Change: 44

Applicant Information

Applicant Name: Columbia Development Companies  
Address Line1: 16 First Street Properties, LLC  
Address Line2: 302 Washington Ave Extension  
City: ALBANY  
State: NY  
Zip - Plus4: 12203  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

2.

General Project Information

Project Code: 3806146  
Project Type: Straight Lease  
Project Name: 33 Second Street LLC

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

Total Project Amount: \$2,195,000.00  
Benefited Project Amount: \$2,195,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/15/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/17/2014  
or Leasehold Interest:  
Year Financial Assitance is 2030  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$45,022.02  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$11.5  
Local Property Tax Exemption: \$7.07  
School Property Tax Exemption: \$18,922.5  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$63,963.09  
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:	\$16,315.57	\$16,315.57
Total PILOTS:	\$16,315.57	\$16,315.57

Net Exemptions: \$47,647.52

Location of Project

Address Line1: 33 Second Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 5.5  
Original Estimate of Jobs to be created: 26.5  
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: 5.5  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 8.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 3

Applicant Information

Applicant Name: Alfio Bonacio, Jr  
Address Line1: 33 Seond Street Building, LLC  
Address Line2: 18 Division St, Suite 401  
City: SARATOGA SPRINGS  
State: NY  
Zip - Plus4: 12866  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

3.

General Project Information

Project Code: 38060001A  
Project Type: Bonds/Notes Issuance  
Project Name: Arts Center

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

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

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 265 River Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 20  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 15.2  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 15.2

Applicant Information

Applicant Name: RCCA  
Address Line1: 265 River Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Status

Current Year Is Last Year for reporting: 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

4.

General Project Information

Project Code: 3806151  
Project Type: Straight Lease  
Project Name: Beman Properties LLC

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

Total Project Amount: \$5,375,000.00  
Benefited Project Amount: \$5,375,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 10/10/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/01/2015  
or Leasehold Interest:  
Year Financial Assitance is 2035  
planned to End:  
Notes: This project is made up of 26 parcels in the Beman Park area of Troy, NY

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$40,780  
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: \$60,065.1  
Total Exemptions: \$100,845.10  
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: \$100,845.1

Location of Project

Address Line1: Beman Property Development, LLC  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 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: 3.5  
# of FTE Construction Jobs during fiscal year: 287  
Net Employment Change: 3.5

Applicant Information

Applicant Name: Mr. Josphe R. Nicolla  
Address Line1: Beman Property Development, LLC  
Address Line2: 302 Washington Ave Extension  
City: ALBANY  
State: NY  
Zip - Plus4: 12203  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

5.

General Project Information

Project Code: 3806125  
Project Type: Straight Lease  
Project Name: City Station Eaast

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$84,410  
Local Property Tax Exemption: \$51,893.8  
School Property Tax Exemption: \$159,645  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$295,948.80  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,179.94	\$6,179.94
Local PILOT:	\$10,057.85	\$10,057.85
School District PILOT:	\$19,015.74	\$19,015.74
Total PILOTS:	\$35,253.53	\$35,253.53

Net Exemptions: \$260,695.27

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 9  
Average estimated annual salary of jobs to be created.(at Current market rates): 22,700  
Annualized salary Range of Jobs to be Created: 20,000 To: 35,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 6.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 6.5

Applicant Information

Applicant Name: City Station East LLC  
Address Line1: C/o UGOC Inc  
Address Line2: 300 Jordan Road  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

6.

General Project Information

Project Code: 38061201  
Project Type: Straight Lease  
Project Name: City Station South

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

Total Project Amount: \$7,600,000.00  
Benefited Project Amount: \$7,600,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$24,750  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/01/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/01/2012  
or Leasehold Interest:  
Year Financial Assistance is 2032  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$47,380  
Local Property Tax Exemption: \$29,128.4  
School Property Tax Exemption: \$89,610  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$166,118.40  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,604.21	\$4,604.21
Local PILOT:	\$7,489.11	\$7,489.11
School District PILOT:	\$14,163.96	\$14,163.96
Total PILOTS:	\$26,257.28	\$26,257.28

Net Exemptions: \$139,861.12

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 5  
Average estimated annual salary of jobs to be created.(at Current market rates): 22,500  
Annualized salary Range of Jobs to be Created: 20,000 To: 25,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000  
Current # of FTEs: 6.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 6.5

Applicant Information

Applicant Name: Walter F. Uccellini. Manager  
Address Line1: 300 Jordan Road  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

7.

General Project Information

Project Code: 38061101  
Project Type: Straight Lease  
Project Name: CityStation West, LLC

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

Total Project Amount: \$12,835,000.00  
Benefited Project Amount: \$12,600,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$45,193  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 01/26/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/01/2011  
or Leasehold Interest:  
Year Financial Assitance is 2031  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$4,945  
Local Property Tax Exemption: \$3,040.1  
School Property Tax Exemption: \$158,775  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$166,760.10  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,598.53	\$8,598.53
Local PILOT:	\$13,986.16	\$13,986.06
School District PILOT:	\$26,451.71	\$26,451.71
Total PILOTS:	\$49,036.4	\$49,036.3

Net Exemptions: \$117,723.7

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 44  
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000  
Annualized salary Range of Jobs to be Created: 35,000 To: 60,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000  
Current # of FTEs: 6.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 6.5

Applicant Information

Applicant Name: Michael J. Uccellini, Managing Mem  
Address Line1: TC Garages, LLC  
Address Line2: 300 Jordan Road  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

8.

General Project Information

Project Code: 38061202  
Project Type: Straight Lease  
Project Name: Columbia Chasan MT LLC

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

Total Project Amount: \$5,400,000.00  
Benefited Project Amount: \$5,400,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$30,000  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 11/28/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/28/2011  
or Leasehold Interest:  
Year Financial Assitance is 2031  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$33,350  
Local Property Tax Exemption: \$20,503  
School Property Tax Exemption: \$63,075  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$116,928.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,259	\$5,259
Local PILOT:	\$8,559	\$8,559
School District PILOT:	\$16,182	\$16,182
Total PILOTS:	\$30,000	\$30,000

Net Exemptions: \$86,928

Location of Project

Address Line1: 70-76 Fourth Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

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

Applicant Information

Applicant Name: Joseph R Nicolla  
Address Line1: Columbia Chasas Realty LLC  
Address Line2: 302 Washinton Ave Extension  
City: ALBANY  
State: NY  
Zip - Plus4: 12203  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

9.

General Project Information

Project Code: 3806142  
Project Type: Straight Lease  
Project Name: Columbia Proctors Realty, LLC

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

Total Project Amount: \$7,200,000.00  
Benefited Project Amount: \$7,066,500.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 02/21/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/01/2015  
or Leasehold Interest:  
Year Financial Assitance is 2035  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$19,730  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$108,750  
Mortgage Recording Tax Exemption: \$26,437.5  
Total Exemptions: \$154,917.50  
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: \$154,917.5

Location of Project

Address Line1: 82-90 Fourth Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 40  
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: 11.5  
# of FTE Construction Jobs during fiscal year: 38  
Net Employment Change: 11.5

Applicant Information

Applicant Name: Columbia Proctors Realty LLC  
Address Line1: 302 Washington Ave Ext  
Address Line2:  
City: ALBANY  
State: NY  
Zip - Plus4: 12205  
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: 3806141  
Project Type: Straight Lease  
Project Name: Cookie Factory LLC with Fratellos Holdings LLC

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

Total Project Amount: \$561,500.00  
Benefited Project Amount: \$560,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/09/2013  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 01/13/2014  
or Leasehold Interest:  
Year Financial Assitance is 2029  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$5,980  
Local Property Tax Exemption: \$3,676.4  
School Property Tax Exemption: \$19,031.25  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$28,687.65  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,676.57	\$3,676.57
Local PILOT:	\$5,980.82	\$5,980.82
School District PILOT:	\$11,312.13	\$11,312.13
Total PILOTS:	\$20,969.52	\$20,969.52

Net Exemptions: \$7,718.13

Location of Project

Address Line1: The Cookie Factory LLC  
Address Line2: 520 Congress Street  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 24  
Original Estimate of Jobs to be created: 4  
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: 24  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 25  
# of FTE Construction Jobs during fiscal year: 2  
Net Employment Change: 1

Applicant Information

Applicant Name: Chris M. Alberino  
Address Line1: 520 Congress Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

11.

General Project Information

Project Code: 380613  
Project Type: Straight Lease  
Project Name: Dauchy/River Triangle LLC - Dauchy Building  
Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Construction

Total Project Amount: \$5,600,000.00  
Benefited Project Amount: \$5,600,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/09/2013  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/06/2013  
or Leasehold Interest:  
Year Financial Assitance is 2029  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$2,012.5  
Local Property Tax Exemption: \$1,237.25  
School Property Tax Exemption: \$60,900  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$64,149.75  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,237.18	\$1,237.18
Local PILOT:	\$2,012.57	\$2,012.57
School District PILOT:	\$3,806.5	\$3,806.5
Total PILOTS:	\$7,056.25	\$7,056.25

Net Exemptions: \$57,093.5

Location of Project

Address Line1: 275-283 River Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 7.5  
Original Estimate of Jobs to be created: 30.5  
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: 7.5  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 15.5  
# of FTE Construction Jobs during fiscal year: 1  
Net Employment Change: 8

Applicant Information

Applicant Name: Dauchy/River Triangle LLC  
Address Line1: 18 Division Street, Suite 401  
Address Line2:  
City: SARATOGA SPRINGS  
State: NY  
Zip - Plus4: 12866  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

12.

General Project Information

Project Code: 3806144  
Project Type: Straight Lease  
Project Name: Dauchy/River Triangle LLC - River Triangle Building

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

Total Project Amount: \$2,300,000.00  
Benefited Project Amount: \$2,200,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/13/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 07/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2030  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$29,150  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$29,150.00  
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:	\$8,701.64	\$8,701.64
Total PILOTS:	\$8,701.64	\$8,701.64

Net Exemptions: \$20,448.36

Location of Project

Address Line1: 264-276 River Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 19  
Original Estimate of Jobs to be created: 9  
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: 19  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 26  
# of FTE Construction Jobs during fiscal year: 1  
Net Employment Change: 7

Applicant Information

Applicant Name: Dauchy/River Triangle, LLC  
Address Line1: 18 Division Street, Suite 401  
Address Line2:  
City: SARATOGA SPRINGS  
State: NY  
Zip - Plus4: 12866  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

13.

General Project Information

Project Code: 38060111a  
Project Type: Straight Lease  
Project Name: Dinosaur Restaurants LLC

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

Total Project Amount: \$2,900,000.00  
Benefited Project Amount: \$1,800,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$44,029  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/01/2009  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/01/2009  
or Leasehold Interest:  
Year Financial Assitance is 2029  
planned to End:  
Notes: Applicant address changed in 2015 to:  
1350 Lakeshore Dr, Suite 160, Coppell,  
TX 75019

Location of Project

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

Applicant Information

Applicant Name: Pat Barry  
Address Line1: Dinsaur Restaurants LLC  
Address Line2: 234 West Genesee Street  
City: SYRACUSE  
State: NY  
Zip - Plus4: 13202  
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: \$26,450  
Local Property Tax Exemption: \$16,261  
School Property Tax Exemption: \$50,025  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$92,736.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$7,421.25	\$7,421.25
Local PILOT:	\$12,079.22	\$12,079.22
School District PILOT:	\$22,242.69	\$22,242.69
Total PILOTS:	\$41,743.16	\$41,743.16

Net Exemptions: \$50,992.84

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 80  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 5,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000  
Current # of FTEs: 73  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 73

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: 38069801A  
Project Type: Bonds/Notes Issuance  
Project Name: Flanigan Square

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$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:	\$25,395.59	\$25,395.59
Local PILOT:	\$41,307.84	\$413,073.84
School District PILOT:	\$78,124.57	\$78,124.57
Total PILOTS:	\$144,828	\$516,594

Net Exemptions: -\$144,828

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 300  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 229  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 229

Applicant Information

Applicant Name: John Hedley  
Address Line1: 433 River Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

15.

General Project Information

Project Code: 38069001A  
Project Type: Bonds/Notes Issuance  
Project Name: Hedley Park Place

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$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:	\$49,261.33	\$49,261.33
Local PILOT:	\$80,128.06	\$80,128.06
School District PILOT:	\$151,546.53	\$151,546.53
Total PILOTS:	\$280,935.92	\$280,935.92

Net Exemptions: -\$280,935.92

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 506  
Original Estimate of Jobs to be created: 800  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 500  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 927.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 421.5

Applicant Information

Applicant Name: John Hedley  
Address Line1: 433 River Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

16.

General Project Information

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

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

Total Project Amount: \$23,000,000.00  
Benefited Project Amount: \$1,623,495.00  
Bond/Note Amount:  
Annual Lease Payment: \$32,313  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 02/01/2009  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/01/2009  
or Leasehold Interest:  
Year Financial Assitance is 2039  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$97,175  
Local Property Tax Exemption: \$59,741.5  
School Property Tax Exemption: \$183,787.5  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$340,704.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$70,138.8	\$70,138.8
Local PILOT:	\$114,087.2	\$114,087.2
School District PILOT:	\$215,774	\$215,774
Total PILOTS:	\$400,000	\$400,000

Net Exemptions: -\$59,296

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 65  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 124  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 124

Applicant Information

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

Project Status

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

IDA Projects

17.

General Project Information

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

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

Total Project Amount: \$16,930,328.00  
Benefited Project Amount: \$19,930,328.00

Bond/Note Amount:  
Annual Lease Payment: \$70,000  
Federal Tax Status of Bonds:

Not For Profit: No  
Date Project Approved: 09/26/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/26/2012

or Leasehold Interest:  
Year Financial Assitance is 2043  
planned to End:

Notes: Annual Lease starts at \$70,000 plus 3 inr per YrAffordable rental housing for seniorsSalary info of employee not responded to.

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$42,780  
Local Property Tax Exemption: \$26,300.4  
School Property Tax Exemption: \$80,910  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$149,990.40  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,642.74	\$12,642.74
Local PILOT:	\$20,564.36	\$20,564.36
School District PILOT:	\$38,892.9	\$38,892.9
Total PILOTS:	\$72,100	\$72,100

Net Exemptions: \$77,890.4

Project Employment Information

# of FTEs before IDA Status: 3  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 3  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000  
Current # of FTEs: 3.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0.5

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

18.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$32,890  
Local Property Tax Exemption: \$20,220.2  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$53,110.20  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,714.23	\$1,714.23
Local PILOT:	\$2,796.89	\$2,796.89
School District PILOT:	\$5,144.76	\$5,144.76
Total PILOTS:	\$9,655.88	\$9,655.88

Net Exemptions: \$43,454.32

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

Current Year Is Last Year for reporting: 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

19.

General Project Information

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

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

Total Project Amount: \$10,595,444.00  
Benefited Project Amount: \$10,595,444.00

Bond/Note Amount:  
Annual Lease Payment: \$62,000  
Federal Tax Status of Bonds:

Not For Profit: No  
Date Project Approved: 10/11/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/27/2013

or Leasehold Interest:  
Year Financial Assitance is 2048  
planned to End:

Notes: Project is a 115 unit affordable housing project Lease payment incr 3 per Yr

Location of Project

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

Applicant Information

Applicant Name: O'niel Owneres, LLC  
Address Line1: 179 Cedar Lane, Suite H  
Address Line2:  
City: TEANECK  
State: NJ  
Zip - Plus4: 07666  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$465,750  
Local Property Tax Exemption: \$286,335  
School Property Tax Exemption: \$43,500  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$795,585.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$11,197.66	\$11,197.66
Local PILOT:	\$18,214.02	\$18,214.02
School District PILOT:	\$34,448.32	\$34,448.32
Total PILOTS:	\$63,860	\$63,860

Net Exemptions: \$731,725

Project Employment Information

# of FTEs before IDA Status: 3  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 27,000  
Annualized salary Range of Jobs to be Created: 20,000 To: 37,000  
Original Estimate of Jobs to be Retained: 3  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 26,500  
Current # of FTEs: 8.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 5.5

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

20.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$5,980  
Local Property Tax Exemption: \$3,676.4  
School Property Tax Exemption: \$11,310  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$20,966.40  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,690.06	\$3,690.06
Local PILOT:	\$6,006.12	\$6,006.12
School District PILOT:	\$11,057.86	\$11,057.86
Total PILOTS:	\$20,754.04	\$20,754.04

Net Exemptions: \$212.36

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 15  
Original Estimate of Jobs to be created: 20  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 64  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 49

Applicant Information

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

Project Status

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

IDA Projects

21.

General Project Information

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

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

Total Project Amount: \$950,000.00  
Benefited Project Amount: \$950,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$6,071  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/28/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/28/2012  
or Leasehold Interest:  
Year Financial Assitance is 2023  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$3,875.5  
Local Property Tax Exemption: \$2,382.59  
School Property Tax Exemption: \$7,329.75  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$13,587.84  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,090.81	\$2,090.81
Local PILOT:	\$3,231.19	\$3,231.19
School District PILOT:	\$6,433.22	\$6,433.22
Total PILOTS:	\$11,755.22	\$11,755.22

Net Exemptions: \$1,832.62

Location of Project

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

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

22.

General Project Information

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

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

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

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 110 - 8th Street  
Address Line2: Troy Building - 5th Floor  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 50  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 14.2  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 14.2

Applicant Information

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

Project Status

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

IDA Projects

23.

General Project Information

Project Code: 380612  
Project Type: Tax Exemptions  
Project Name: Stoneledge LLVP

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

Total Project Amount: \$2,400,000.00  
Benefited Project Amount: \$2,040,000.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 06/08/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 07/27/2012  
or Leasehold Interest:  
Year Financial Assitance is 2014  
planned to End:  
Notes: Sales Tax 2012: \$124,988. 2013: \$360,240.16 2014: \$319,735.96

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 186 Oakwood Ave  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 2  
Original Estimate of Jobs to be created: 7  
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): 0  
Current # of FTEs: 5.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 3.5

Applicant Information

Applicant Name: Peter Luizzi  
Address Line1: Stoneledge LLVP, LLC  
Address Line2: 49 Railroad Ave  
City: ALBANY  
State: NY  
Zip - Plus4: 12205  
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

24.

General Project Information

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

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

Total Project Amount: \$0.00  
Benefited Project Amount: \$0.00  
Bond/Note Amount:  
Annual Lease Payment: \$6,037  
Federal Tax Status of Bonds:  
Not For Profit: Yes  
Date Project Approved: 05/05/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/01/2011  
or Leasehold Interest:  
Year Financial Assitance is 2031  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$12,765  
Local Property Tax Exemption: \$7,847.7  
School Property Tax Exemption: \$24,142.5  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$44,755.20  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,648.3	\$1,648.3
Local PILOT:	\$2,681.36	\$2,681.36
School District PILOT:	\$2,267.33	\$2,267.33
Total PILOTS:	\$6,596.99	\$6,596.99

Net Exemptions: \$38,158.21

Location of Project

Address Line1: 7990-8053 Main Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

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

Applicant Information

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

Project Status

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

IDA Projects

25.

General Project Information

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

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

Total Project Amount: \$4,490,000.00  
Benefited Project Amount: \$4,490,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$12,000  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/01/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/01/2007  
or Leasehold Interest:  
Year Financial Assistance is 2037  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$37,490  
Local Property Tax Exemption: \$23,048.2  
School Property Tax Exemption: \$70,905  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$131,443.20  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,630.91	\$3,630.91
Local PILOT:	\$5,906.01	\$5,906.01
School District PILOT:	\$11,170.08	\$11,170.08
Total PILOTS:	\$20,707	\$20,707

Net Exemptions: \$110,736.2

Location of Project

Address Line1: 63-67 Third Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 2  
Original Estimate of Jobs to be created: 2  
Average estimated annual salary of jobs to be created.(at Current market rates): 48,000  
Annualized salary Range of Jobs to be Created: 45,000 To: 60,000  
Original Estimate of Jobs to be Retained: 2  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 48,000  
Current # of FTEs: 5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 3

Applicant Information

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

Project Status

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

IDA Projects

26.

General Project Information

Project Code: 38061102  
Project Type: Straight Lease  
Project Name: Troy\_LDC\_Water Street

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

Total Project Amount: \$0.00  
Benefited Project Amount: \$0.00  
Bond/Note Amount:  
Annual Lease Payment: \$42,058  
Federal Tax Status of Bonds:  
Not For Profit: Yes  
Date Project Approved: 05/05/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/01/2011  
or Leasehold Interest:  
Year Financial Assitance is 2031  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$9,775  
Local Property Tax Exemption: \$6,009.5  
School Property Tax Exemption: \$18,487.5  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$34,272.00  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,423.77	\$8,423.77
Local PILOT:	\$13,703.28	\$13,703.28
School District PILOT:	\$23,830.32	\$23,830.32
Total PILOTS:	\$45,957.37	\$45,957.37

Net Exemptions: -\$11,685.37

Location of Project

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

Project Employment Information

# of FTEs before IDA Status: 50  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 15.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (34.5)

Applicant Information

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

Project Status

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

IDA Projects

27.

General Project Information

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

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

Total Project Amount: \$3,560,000.00  
Benefited Project Amount: \$2,630,140.00  
Bond/Note Amount:  
Annual Lease Payment: \$80,000  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 11/17/2010  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/17/2010  
or Leasehold Interest:  
Year Financial Assitance is 2030  
planned to End:  
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$111,895  
Local Property Tax Exemption: \$68,791.1  
School Property Tax Exemption: \$211,627.5  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$392,313.60  
Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,027.76	\$14,027.76
Local PILOT:	\$22,817.44	\$22,817.44
School District PILOT:	\$43,154.8	\$43,154.8
Total PILOTS:	\$80,000	\$80,000

Net Exemptions: \$312,313.6

Location of Project

Address Line1: 15-25 Fourth Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 2  
Original Estimate of Jobs to be created: 1  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 2.5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0.5

Applicant Information

Applicant Name: David Bryce  
Address Line1: Uncle Sam Garages LLC  
Address Line2: 297 River Street  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

28.

General Project Information

Project Code: 3806145  
Project Type: Straight Lease  
Project Name: Vecino Group New York, LLC - Hudson Art House  
Project part of another phase or multi phase: No  
Original Project Code:  
Project Purpose Category: Construction

Total Project Amount: \$19,245,923.00  
Benefited Project Amount: \$18,067,306.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 02/21/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/16/2014  
or Leasehold Interest:  
Year Financial Assitance is 2050  
planned to End:  
Notes:

Location of Project

Address Line1: 621-623 River Street  
Address Line2:  
City: TROY  
State: NY  
Zip - Plus4: 12180  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Vecino Group New York, LLC  
Address Line1: Hudson Art House, L.P.  
Address Line2: 305 W. Commercial Street  
City: SPRINGFIELD  
State: MO  
Zip - Plus4: 65803  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$321,516.08  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$15,768.75  
Mortgage Recording Tax Exemption: \$125,000  
Total Exemptions: \$462,284.83  
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: \$462,284.83

Project Employment Information

# of FTEs before IDA Status: 7  
Original Estimate of Jobs to be created: 4  
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: 7  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 3.5  
# of FTE Construction Jobs during fiscal year: 287  
Net Employment Change: (3.5)

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 Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
28	\$3,827,858.31	\$1,402,882.97	\$2,424,975.34	1,054.4

Additional Comments: