

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**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="https://www.troyny.gov/Archive.aspx?AMID=48">https://www.troyny.gov/Archive.aspx?AMID=48</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="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</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?	Yes	N/A
5.	Does the Authority have an organization chart?	Yes	<a href="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</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="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</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="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</a>

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Governance Information (Board-Related)**

Question		Response	URL(If Applicable)
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 a 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="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</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="https://www.troyny.gov/AgendaCenter">https://www.troyny.gov/AgendaCenter</a>
7.	Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</a>
8.	Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</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="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</a>
17.	Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	<a href="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</a>

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

Board of Directors Listing

Name	Betts, Jeff	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	9/12/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	09/30/2025	Compiled with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Carlton, Alex	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/8/2023	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2024	Compiled with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

Name	Chiappone, Josh	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	9/14/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	09/11/2023	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Fitch, Stephanie	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/10/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	01/09/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

Name	Gardner, Latasha	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/9/2020	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	04/30/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Gulli, Jim	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/7/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2023	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

Name	Steele, Sue	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/7/2022	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2024	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Susan, Farrell	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/5/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	11/05/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

Name	Watson, Elbert	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	11/1/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	04/08/2023	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A**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 payment made by state or local government
Jones, Matt	Deputy CFO	Professional			PT	Yes		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	
Kreshik, Andrew P	Assiistant Planner	Technical and Engineering	City of Troy Planning Office	CSEA	Troy	PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Strichman, Steven	Executive Director	Executive		UPSEU	Troy	PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Turek, Dylan	Economic Development Co-ordinator	Managerial	Planning and Economic Development		PT	Yes		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Zeigler, Denee C	Secretary	Administrative and Clerical	City of Troy Planning Office	CSEA	Troy	PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Benefit Information**

 During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?  No

**Board Members**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Betts, Jeff	Board of Directors												X	
Carlton, Alex	Board of Directors												X	
Chiappone, Josh	Board of Directors												X	
Fitch, Stephanie	Board of Directors												X	
Gardner, Latasha	Board of Directors												X	
Gulli, Jim	Board of Directors												X	
Steele, Sue	Board of Directors												X	
Susan, Farrell	Board of Directors												X	
Watson, Elbert	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**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 Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status

**Request Subsidiary/Component Unit Change**

Name of Subsidiary/Component Unit	Status	Requested Changes

**Request Add Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit

**Request Delete Subsidiaries/Component Units**

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Summary Financial Information**
**SUMMARY STATEMENT OF NET ASSETS**

			<b>Amount</b>
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$745,696.00
	Investments		\$0.00
	Receivables, net		\$46,226.00
	Other assets		\$1,935.00
	<b>Total current assets</b>		<b>\$793,857.00</b>
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	<b>Capital Assets</b>		
		Land and other nondepreciable property	\$80,000.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$80,000.00
	<b>Total noncurrent assets</b>		<b>\$80,000.00</b>
<b>Total assets</b>			<b>\$873,857.00</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$572.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$46,226.00
	<b>Total current liabilities</b>		<b>\$46,798.00</b>
<b>Noncurrent Liabilities</b>			

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$0.00
<b>Total liabilities</b>			<b>\$46,798.00</b>
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$827,059.00
	<b>Total net assets</b>		<b>\$827,059.00</b>

## SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			<b>Amount</b>
<b>Operating Revenues</b>			
	Charges for services		\$368,651.00
	Rental and financing income		\$0.00
	Other operating revenues		\$0.00
	<b>Total operating revenue</b>		<b>\$368,651.00</b>
<b>Operating Expenses</b>			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$371,083.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$8,660.00
	<b>Total operating expenses</b>		<b>\$379,743.00</b>
<b>Operating income (loss)</b>			<b>(\$11,092.00)</b>
<b>Nonoperating Revenues</b>			
	Investment earnings		\$20,330.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$20,330.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		\$9,238.00
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			\$9,238.00
<b>Net assets (deficit) beginning of year</b>			\$817,821.00
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$827,059.00

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**Current Debt**

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

**New Debt Issuances**

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Schedule of Authority Debt**

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit	Conduit Debt						
Conduit	Conduit Debt - Pilot Increment Financing						
<b>TOTALS</b>							

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**Real Property Acquisition/Disposal List**

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



**PARIS**

Public Authorities Reporting Information System

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**Personal Property**

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

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A**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="https://www.troyny.gov/Archive.aspx?AMID=48">https://www.troyny.gov/Archive.aspx?AMID=48</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="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</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	N/A

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-05AB	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	10 River Street, LLC	County Real Property Tax Exemption	\$40,851.40		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$88,682.40		
Original Project Code	3806-17-05A	School Property Tax Exemption	\$128,608.30		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$13,508,827.00	Total Exemptions	\$258,142.10		
Benefited Project Amount	\$13,508,827.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,183.66	\$6,183.66	
Not For Profit	No	Local PILOT	\$13,423.83	\$13,423.83	
Date Project approved	9/24/2021	School District PILOT	\$19,594.51	\$19,594.51	
Did IDA took Title to Property	Yes	Total PILOT	\$39,202.00	\$39,202.00	
Date IDA Took Title to Property	6/22/2018	Net Exemptions	\$218,940.10		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	The company requested the Authority's approval to enter into a certain permanent mortgage and related documents for the project in the total mas amount of \$154,450,000. Additional mortgage recording tax approved for up to \$54,500.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	2-10 River Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	36,400.00		
City	TROY	Annualized Salary Range of Jobs to be Created	31,200.00	To: 41,600.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	10 River Street, LLC				
Address Line1	PO Box 6515	Project Status			
Address Line2					
City	ALBANY	Current Year is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12206	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

Country	USA		



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-05A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	25 Morrison Ave. Assoc., LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$25,594.33		
Original Project Code		Local Property Tax Exemption	\$55,561.54		
Project Purpose Category	Construction	School Property Tax Exemption	\$80,576.03		
Total Project Amount	\$4,600,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$3,605,000.00	Total Exemptions	\$161,731.90		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$1.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,792.50		\$13,792.50
Not For Profit	No	Local PILOT	\$29,941.50		\$29,941.50
Date Project approved	7/13/2016	School District PILOT	\$43,421.53		\$43,421.53
Did IDA took Title to Property	Yes	Total PILOT	\$87,155.53		\$87,155.53
Date IDA Took Title to Property	7/13/2016	Net Exemptions	\$74,576.37		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Authorizing Resolution was 7/8/2016 Valley Green Apartments				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	25 Morrison Ave	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,100.00		
City	TROY	Annualized Salary Range of Jobs to be Created	31,200.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	25 Morrison Avenue Assoc., LLC				
Address Line1	172 River Street, Suite D	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-04A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	2920 Fifth Ave. Assoc., LLC	County Real Property Tax Exemption	\$10,664.31		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$23,150.64		
Original Project Code		School Property Tax Exemption	\$33,573.35		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,891,000.00	Total Exemptions	\$67,388.30		
Benefited Project Amount	\$1,831,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,429.17		\$2,429.17
Not For Profit	No	Local PILOT	\$5,273.38		\$5,273.38
Date Project approved	7/12/2016	School District PILOT	\$7,697.45		\$7,697.45
Did IDA took Title to Property	Yes	Total PILOT	\$15,400.00		\$15,400.00
Date IDA Took Title to Property	7/12/2016	Net Exemptions	\$51,988.30		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	School 1 Lofts				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	2955 Fifth Avenue	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,500.00		
City	TROY	Annualized Salary Range of Jobs to be Created	35,000.00	To:	40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	2920 Fifth Avenue Assoc., LLC				
Address Line1	172 River Street, Suite C	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806146	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	33 Second Street LLC	County Real Property Tax Exemption	\$9,953.35		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$21,607.27		
Original Project Code		School Property Tax Exemption	\$31,335.12		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,195,000.00	Total Exemptions	\$62,895.74		
Benefited Project Amount	\$2,195,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,332.15		\$5,332.15
Not For Profit	No	Local PILOT	\$11,575.32		\$11,575.32
Date Project approved	8/15/2014	School District PILOT	\$16,786.67		\$16,786.67
Did IDA took Title to Property	Yes	Total PILOT	\$33,694.14		\$33,694.14
Date IDA Took Title to Property	11/17/2014	Net Exemptions	\$29,201.60		
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	5.50		
Address Line1	33 Second Street	Original Estimate of Jobs to be Created	26.50		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	47,500.00		
City	TROY	Annualized Salary Range of Jobs to be Created	25,000.00	To:	65,000.00
State	NY	Original Estimate of Jobs to be Retained	5.50		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	18.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	12.50		
Applicant Name	Alfio Bonacio, Jr				
Address Line1	33 Seond Street Building, LLC	Project Status			
Address Line2					
City	SARATOGA SPRINGS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12866	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-03A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	444 River Street Redevelopment Project	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$29,395.80	
Original Project Code		Local Property Tax Exemption		\$63,813.98	
Project Purpose Category	Construction	School Property Tax Exemption		\$92,543.81	
Total Project Amount	\$17,950,000.00	Mortgage Recording Tax Exemption		\$0.00	
Benefited Project Amount	\$17,950,000.00	Total Exemptions		\$185,753.59	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Annual Lease Payment	\$1.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT		\$8,887.85	\$8,887.85
Date Project approved	8/30/2017	Local PILOT		\$19,294.21	\$19,294.21
Did IDA took Title to Property	Yes	School District PILOT		\$28,163.39	\$28,163.39
Date IDA Took Title to Property	8/30/2017	Total PILOT		\$56,345.45	\$56,345.45
Year Financial Assistance is Planned to End	2048	Net Exemptions		\$129,408.14	
Notes		Project Employment Information			
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	444 River Street	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		42,000.00	
City	TROY	Annualized Salary Range of Jobs to be Created		34,000.00	To: 46,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		4.00	
Applicant Name	Vecino Group New York, LLC				
Address Line1	305 W. Commercial Street	Project Status			
Address Line2					
City	SPRINGFIELD	Current Year Is Last Year for Reporting			
State	MO	There is no Debt Outstanding for this Project			
Zip - Plus4	65803	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-18-03A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	701 River Street, LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$34,175.54		
Original Project Code		Local Property Tax Exemption	\$74,190.09		
Project Purpose Category	Construction	School Property Tax Exemption	\$107,591.38		
Total Project Amount	\$10,585,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$10,585,000.00	Total Exemptions	\$215,957.01		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$1.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,274.78		\$5,274.78
Not For Profit	No	Local PILOT	\$11,450.76		\$11,415.76
Date Project approved	3/9/2018	School District PILOT	\$16,714.46		\$16,714.46
Did IDA took Title to Property	Yes	Total PILOT	\$33,440.00		\$33,405.00
Date IDA Took Title to Property	12/20/2018	Net Exemptions	\$182,517.01		
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	701 River Street	Original Estimate of Jobs to be Created	17.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,735.29		
City	TROY	Annualized Salary Range of Jobs to be Created	35,000.00	To:	50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	10.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information					
Applicant Name	701 River Street, LLC				
Address Line1	172 River Street, Suite D	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-23-03A				
Project Type	Tax Exemptions		State Sales Tax Exemption	\$4,613.50	
Project Name	Casa Blanca Troy Realty, Inc.		Local Sales Tax Exemption	\$4,613.50	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption		
Original Project Code			Local Property Tax Exemption		
Project Purpose Category	Retail Trade		School Property Tax Exemption		
Total Project Amount	\$1,283,790.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,283,790.00		Total Exemptions	\$9,227.00	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b		
Annual Lease Payment			Pilot payment Information		
Federal Tax Status of Bonds					Actual Payment Made
Not For Profit			County PILOT		Payment Due Per Agreement
Date Project approved	6/30/2023		Local PILOT		
Did IDA took Title to Property	No		School District PILOT		
Date IDA Took Title to Property			Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2024		Net Exemptions	\$9,227.00	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	885 5th Ave		Original Estimate of Jobs to be Created	7.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	TROY		Annualized Salary Range of Jobs to be Created	33,280.00	To: 37,440.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12182		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	Casa Blanca Troy Realty, Inc.		Project Status		
Address Line1	885 5th Ave				
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12182		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806143-A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Chestnut Bur, LLC	County Real Property Tax Exemption	\$9,917.80		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$21,530.10		
Original Project Code	3806143	School Property Tax Exemption	\$31,223.21		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,300,000.00	Total Exemptions	\$62,671.11		
Benefited Project Amount	\$2,260,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,465.46		\$5,465.46
Not For Profit	No	Local PILOT	\$11,864.70		\$11,864.70
Date Project approved	11/18/2013	School District PILOT	\$17,206.34		\$17,206.34
Did IDA took Title to Property	Yes	Total PILOT	\$34,536.50		\$34,536.50
Date IDA Took Title to Property	11/18/2013	Net Exemptions	\$28,134.61		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	PILOT was reassigned to Chestnut Bur LLC in 2018. Previously was listed as 16 First Street, LLC and is made up of three properties; 11 State Street and 9 and 16 First Street.				
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	9 and 16 First Street / 11 State Street	Original Estimate of Jobs to be Created	28.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	21,840.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	7.00		
Applicant Name	Chestnut Bur LLC				
Address Line1	64 High Street	Project Status			
Address Line2					
City	HOOSICK FALLS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12090	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806125	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	City Station Eaast	County Real Property Tax Exemption	\$51,899.62		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$112,666.46		
Original Project Code		School Property Tax Exemption	\$163,390.29		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$14,418,000.00	Total Exemptions	\$327,956.37		
Benefited Project Amount	\$14,418,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$12,600.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$17,513.73		\$17,513.73
Not For Profit	No	Local PILOT	\$38,019.76		\$38,019.76
Date Project approved	9/10/2012	School District PILOT	\$55,136.72		\$55,136.72
Did IDA took Title to Property	Yes	Total PILOT	\$110,670.21		\$110,670.21
Date IDA Took Title to Property	3/27/2012	Net Exemptions	\$217,286.16		
Year Financial Assistance is Planned to End	2033	Project Employment Information			
Notes	157 bed of graduate student housing 1520 and 1522 Sixth Ave				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1522 Sixth Ave	Original Estimate of Jobs to be Created	9.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,700.00		
City	TROY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	31.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	31.00		
Applicant Name	City Station East LLC				
Address Line1	C/o UGOC Inc	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061201	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	City Station South	County Real Property Tax Exemption	\$29,291.29		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$63,587.10		
Original Project Code		School Property Tax Exemption	\$92,214.79		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$7,600,000.00	Total Exemptions	\$185,093.18		
Benefited Project Amount	\$7,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$24,750.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,398.26		\$7,398.26
Not For Profit	No	Local PILOT	\$16,060.54		\$16,060.54
Date Project approved	3/1/2012	School District PILOT	\$23,291.20		\$23,291.20
Did IDA took Title to Property	Yes	Total PILOT	\$46,750.00		\$46,750.00
Date IDA Took Title to Property	3/1/2012	Net Exemptions	\$138,343.18		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	124 Ferry Street				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Ferry Street	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,500.00		
City	TROY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Walter F. Uccellini, Manager				
Address Line1	300 Jordan Road	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061101	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	CityStation West, LLC	County Real Property Tax Exemption	\$52,184.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$113,283.81		
Original Project Code		School Property Tax Exemption	\$164,285.58		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$12,835,000.00	Total Exemptions	\$329,753.39		
Benefited Project Amount	\$12,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$45,193.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$17,307.56		\$17,307.56
Not For Profit	No	Local PILOT	\$37,572.18		\$37,572.18
Date Project approved	1/26/2011	School District PILOT	\$54,487.63		\$54,487.63
Did IDA took Title to Property	Yes	Total PILOT	\$109,367.37		\$109,367.37
Date IDA Took Title to Property	3/1/2011	Net Exemptions	\$220,386.02		
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1521 6th Ave	Original Estimate of Jobs to be Created	44.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	35,000.00	To:	60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	49.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	49.00		
Applicant Name	Michael J. Uccellini, Managing Member				
Address Line1	TC Garages, LLC	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061202	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Columbia Chasan MT LLC	County Real Property Tax Exemption	\$20,617.66		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$44,757.91		
Original Project Code		School Property Tax Exemption	\$64,908.47		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,400,000.00	Total Exemptions	\$130,284.04		
Benefited Project Amount	\$5,400,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$30,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$9,960.87	\$9,960.87	
Not For Profit	No	Local PILOT	\$21,623.59	\$21,623.59	
Date Project approved	11/28/2011	School District PILOT	\$31,563.53	\$31,563.53	
Did IDA took Title to Property	Yes	Total PILOT	\$63,147.99	\$63,147.99	
Date IDA Took Title to Property	11/28/2011	Net Exemptions	\$67,136.05		
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	70-76 Fourth Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	59.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	59.00		
Applicant Name	Joseph R Nicolla				
Address Line1	Columbia Chasan Realty LLC	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806142	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Columbia Proctors Realty, LLC	County Real Property Tax Exemption	\$8,531.44		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$18,520.51		
Original Project Code		School Property Tax Exemption	\$26,858.68		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$7,200,000.00	Total Exemptions	\$53,910.63		
Benefited Project Amount	\$7,066,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,474.84		\$4,474.84
Not For Profit	No	Local PILOT	\$9,714.21		\$9,714.21
Date Project approved	2/21/2014	School District PILOT	\$14,179.65		\$14,179.65
Did IDA took Title to Property	Yes	Total PILOT	\$28,368.70		\$28,368.70
Date IDA Took Title to Property	2/1/2015	Net Exemptions	\$25,541.93		
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	82-90 Fourth Street	Original Estimate of Jobs to be Created	40.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	39,105.00		
City	TROY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	50.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	50.00		
Applicant Name	Columbia Proctors Realty LLC				
Address Line1	302 Washington Ave Ext	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12205	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806141-A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Cookie Factory LLC with Fratellos Holdings LLC	County Real Property Tax Exemption	\$6,220.84		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,504.54		
Original Project Code		School Property Tax Exemption	\$19,584.45		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$561,500.00	Total Exemptions	\$39,309.83		
Benefited Project Amount	\$560,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$10,765.06	\$10,765.06	
Not For Profit	No	Local PILOT	\$4,958.90	\$4,958.90	
Date Project approved	6/11/2019	School District PILOT	\$15,611.61	\$15,611.61	
Did IDA took Title to Property	Yes	Total PILOT	\$31,335.57	\$31,335.57	
Date IDA Took Title to Property	1/13/2014	Net Exemptions	\$7,974.26		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	This is an updated project based on a refi in 2019				
Location of Project		# of FTEs before IDA Status	24.00		
Address Line1	The Cookie Factory, LLC	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	26,700.00		
City	TROY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	24.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	24,000.00		
Province/Region		Current # of FTEs	33.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	9.00		
Applicant Name	The Cookie Factory	Project Status			
Address Line1	520 Congress Street				
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	380613	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Dauchy/River Triangle LLC - Dauchy Building	County Real Property Tax Exemption	\$12,797.17		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$27,780.77		
Original Project Code		School Property Tax Exemption	\$40,288.02		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$5,600,000.00	Total Exemptions	\$80,865.96		
Benefited Project Amount	\$5,600,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,843.81	\$2,843.81	
Not For Profit	No	Local PILOT	\$6,173.50	\$6,173.50	
Date Project approved	9/9/2013	School District PILOT	\$15,219.92	\$15,219.92	
Did IDA took Title to Property	Yes	Total PILOT	\$24,237.23	\$24,237.23	
Date IDA Took Title to Property	12/6/2013	Net Exemptions	\$56,628.73		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	7.50		
Address Line1	275-283 River Street	Original Estimate of Jobs to be Created	8.50		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	23,470.00		
City	TROY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 65,000.00	
State	NY	Original Estimate of Jobs to be Retained	7.50		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	58,000.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-6.50		
Applicant Name	Dauchy/River Triangle LLC	Project Status			
Address Line1	18 Division Street, Suite 401				
Address Line2					
City	SARATOGA SPRINGS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12866	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806144	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Dauchy/River Triangle LLC - River Triangle Building	County Real Property Tax Exemption	\$19,906.70		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$43,214.53		
Original Project Code		School Property Tax Exemption	\$62,670.25		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,300,000.00	Total Exemptions	\$125,791.48		
Benefited Project Amount	\$2,200,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,976.68	\$4,976.68	
Not For Profit	No	Local PILOT	\$10,803.64	\$10,803.64	
Date Project approved	6/13/2014	School District PILOT	\$27,418.23	\$27,418.23	
Did IDA took Title to Property	Yes	Total PILOT	\$43,198.55	\$43,198.55	
Date IDA Took Title to Property	7/1/2014	Net Exemptions	\$82,592.93		
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	19.00		
Address Line1	264-276 River Street	Original Estimate of Jobs to be Created	5.50		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	53,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 65,000.00	
State	NY	Original Estimate of Jobs to be Retained	19.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,600.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-11.00		
Applicant Name	Dauchy/River Triangle, LLC	Project Status			
Address Line1	18 Division Street, Suite 401				
Address Line2					
City	SARATOGA SPRINGS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12866	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38060111a	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Dinosaur Restaurants LLC	County Real Property Tax Exemption	\$16,351.94		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$35,497.65		
Original Project Code		School Property Tax Exemption	\$51,479.13		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$2,900,000.00	Total Exemptions	\$103,328.72		
Benefited Project Amount	\$1,800,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$44,029.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$11,908.47		\$11,908.47
Not For Profit	No	Local PILOT	\$25,851.55		\$25,851.55
Date Project approved	8/1/2009	School District PILOT	\$37,490.24		\$37,490.24
Did IDA took Title to Property	Yes	Total PILOT	\$75,250.26		\$75,250.26
Date IDA Took Title to Property	8/1/2009	Net Exemptions	\$28,078.46		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	377 River Street	Original Estimate of Jobs to be Created	80.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	5,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	65.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	65.00		
Applicant Name	Pat Barry				
Address Line1	Dinsaur Restaurants LLC	Project Status			
Address Line2					
City	SYRACUSE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13202	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-07AB				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	First Columbia 433 River Street, LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$114,747.93		
Original Project Code		Local Property Tax Exemption	\$249,100.92		
Project Purpose Category	Construction	School Property Tax Exemption	\$361,249.21		
Total Project Amount	\$9,740,634.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$9,740,634.00	Total Exemptions	\$725,098.06		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$1.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$74,542.35		\$74,542.35
Not For Profit	No	Local PILOT	\$161,820.51		\$161,820.51
Date Project approved	5/29/2019	School District PILOT	\$236,206.31		\$236,206.31
Did IDA took Title to Property	Yes	Total PILOT	\$472,569.17		\$472,569.17
Date IDA Took Title to Property	5/29/2021	Net Exemptions	\$252,528.89		
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	This project scope and employment numbers were amended in 2019				
Location of Project		# of FTEs before IDA Status	930.00		
Address Line1	433 River Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	930.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	75,000.00		
Province/Region		Current # of FTEs	888.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-42.00		
Applicant Name	First Columbia 433 River Street, LLC				
Address Line1	433 River Street	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-20-02AB	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Fitzgerald OZ, LLC	County Real Property Tax Exemption	\$42,301.75		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$91,830.88		
Original Project Code	3806-20-02A	School Property Tax Exemption	\$133,174.27		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$13,131,974.00	Total Exemptions	\$267,306.90		
Benefited Project Amount	\$12,791,974.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$8,886.92		\$8,886.92
Not For Profit	No	Local PILOT	\$19,292.20		\$19,292.20
Date Project approved	12/17/2020	School District PILOT	\$27,977.79		\$27,997.79
Did IDA took Title to Property	Yes	Total PILOT	\$56,156.91		\$56,176.91
Date IDA Took Title to Property	12/17/2020	Net Exemptions	\$211,149.99		
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	500 River Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,120.00		
City	TROY	Annualized Salary Range of Jobs to be Created	21,840.00	To: 36,400.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	49,560.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Fitzgerald OZ, LLC				
Address Line1	22 Century Hill Drive, Suite 301	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-04A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Five One Five River Street	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$78,204.91		
Original Project Code		Local Property Tax Exemption	\$169,771.38		
Project Purpose Category	Construction	School Property Tax Exemption	\$246,204.54		
Total Project Amount	\$18,662,615.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$18,662,615.00	Total Exemptions	\$494,180.83		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$1.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$8,780.37	\$8,780.37	
Not For Profit	No	Local PILOT	\$19,060.89	\$19,060.89	
Date Project approved	10/31/2017	School District PILOT	\$27,822.81	\$27,822.81	
Did IDA took Title to Property	Yes	Total PILOT	\$55,664.07	\$55,664.07	
Date IDA Took Title to Property	10/31/2017	Net Exemptions	\$438,516.76		
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	515 River Street	Original Estimate of Jobs to be Created	15.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	17,000.00	To: 65,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	31.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	31.00		
Applicant Name	Five One Five River St, LLC				
Address Line1	22 Century Hill Drive, Suite 301	Project Status			
Address Line2					
City	LATHAM	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12110	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-18-02				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Fourth Street Troy, LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$73,292.22		
Original Project Code		Local Property Tax Exemption	\$159,106.65		
Project Purpose Category	Construction	School Property Tax Exemption	\$230,738.42		
Total Project Amount	\$18,682,288.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$17,200,000.00	Total Exemptions	\$463,137.29		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$1.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,356.04	\$3,356.04	
Not For Profit	No	Local PILOT	\$7,285.48	\$7,285.48	
Date Project approved	10/28/2019	School District PILOT	\$10,634.48	\$10,634.48	
Did IDA took Title to Property	Yes	Total PILOT	\$21,276.00	\$21,276.00	
Date IDA Took Title to Property	10/28/2019	Net Exemptions	\$441,861.29		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	134-142 Fourth Street & 144-146 Fourth Street	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,500.00		
City	TROY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	Fourth Street Troy, LLC c/o The Rosenblum Companies				
Address Line1	300 Great Oaks Blvd	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-06A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	HV Housing, LLC	County Real Property Tax Exemption	\$37,964.93		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$82,416.29		
Original Project Code		School Property Tax Exemption	\$119,521.11		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$21,400,000.00	Total Exemptions	\$239,902.33		
Benefited Project Amount	\$6,800,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,269.62		\$6,269.62
Not For Profit		Local PILOT	\$13,610.42		\$13,610.42
Date Project approved	9/29/2016	School District PILOT	\$19,866.87		\$19,866.87
Did IDA took Title to Property	Yes	Total PILOT	\$39,746.91		\$39,746.91
Date IDA Took Title to Property	9/29/2016	Net Exemptions	\$200,155.42		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	100 Morrison Ave	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	25,000.00	To:	55,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	HV Housing, LLC				
Address Line1	300 Jordan Road	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information		
Project Code	38060101A	State Sales Tax Exemption	\$0.00			
Project Type	Lease	Local Sales Tax Exemption	\$0.00			
Project Name	Hoosick Hospitality, LLC	County Real Property Tax Exemption	\$60,075.59			
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$130,415.29			
Original Project Code		School Property Tax Exemption	\$189,129.85			
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00			
Total Project Amount	\$23,000,000.00	Total Exemptions	\$379,620.73			
Benefited Project Amount	\$1,623,495.00	Total Exemptions Net of RPTL Section 485-b	\$0.00			
Bond/Note Amount		Pilot payment Information				
Annual Lease Payment	\$32,313.00			Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$33,325.95		\$33,325.95	
Not For Profit	No	Local PILOT	\$65,892.69		\$65,892.69	
Date Project approved	2/1/2009	School District PILOT	\$100,781.36		\$100,781.36	
Did IDA took Title to Property	Yes	Total PILOT	\$200,000.00		\$200,000.00	
Date IDA Took Title to Property	2/1/2009	Net Exemptions	\$179,620.73			
Year Financial Assistance is Planned to End	2039	Project Employment Information				
Notes	A flat amount of \$200,000 is due for years 1-15. The payment for years 6 and 7 were both received in 2015. DZ					
Location of Project		# of FTEs before IDA Status	0.00			
Address Line1	Hoosick Street and Lavin Cy	Original Estimate of Jobs to be Created	65.00			
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00			
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	0.00			
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00			
Province/Region		Current # of FTEs	46.00			
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00			
Applicant Information		Net Employment Change	46.00			
Applicant Name	Joseph R. Nicolla					
Address Line1	302 Washington Ave Ext	Project Status				
Address Line2						
City	ALBANY	Current Year Is Last Year for Reporting				
State	NY	There is no Debt Outstanding for this Project				
Zip - Plus4	12203	IDA Does Not Hold Title to the Property				
Province/Region		The Project Receives No Tax Exemptions				
Country	USA					

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-19-01A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Industrial Park Cold Storage, LLC	County Real Property Tax Exemption	\$9,953.35		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$21,607.27		
Original Project Code		School Property Tax Exemption	\$31,335.12		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,700,000.00	Total Exemptions	\$62,895.74		
Benefited Project Amount	\$4,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,860.70		\$6,860.70
Not For Profit	No	Local PILOT	\$14,893.58		\$14,893.58
Date Project approved	10/3/2019	School District PILOT	\$21,598.85		\$21,598.85
Did IDA took Title to Property	Yes	Total PILOT	\$43,353.13		\$43,353.13
Date IDA Took Title to Property	10/3/2019	Net Exemptions	\$19,542.61		
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes	Industrial Park Cold Storage, LLC with Old World Provisions, Inc.				
Location of Project		# of FTEs before IDA Status	52.00		
Address Line1	12 Industrial Park Road	Original Estimate of Jobs to be Created	22.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	62,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	25,500.00	To: 113,000.00	
State	NY	Original Estimate of Jobs to be Retained	52.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	52,350.00		
Province/Region		Current # of FTEs	129.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	77.00		
Applicant Name	Industrial Park Cold Storage, LLC				
Address Line1	12 Industrial Park Rd	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-09-01AB	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Irving Ave 158 LLC	County Real Property Tax Exemption	\$23,177.09		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$50,314.06		
Original Project Code	3806-16-01A	School Property Tax Exemption	\$72,966.07		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,490,000.00	Total Exemptions	\$146,457.22		
Benefited Project Amount	\$4,490,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,372.22		\$7,372.22
Not For Profit	No	Local PILOT	\$16,004.02		\$16,004.02
Date Project approved	6/1/2007	School District PILOT	\$23,360.76		\$23,360.76
Did IDA took Title to Property	Yes	Total PILOT	\$46,737.00		\$46,737.00
Date IDA Took Title to Property	6/1/2007	Net Exemptions	\$99,720.22		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	Irving Ave 158 LLC assumed the PILOT from Troy Living LLC				
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	63-65 Third Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	48,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	45,000.00	To:	60,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	48,000.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	6.00		
Applicant Name	Irving Ave 158 LLC				
Address Line1	PO Box 370707	Project Status			
Address Line2					
City	BROOKLYN	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11237	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-18-04A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Kings Commons, LLC	County Real Property Tax Exemption	\$32,703.87		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$70,995.31		
Original Project Code		School Property Tax Exemption	\$102,958.26		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$12,862,462.00	Total Exemptions	\$206,657.44		
Benefited Project Amount	\$12,862,462.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,154.74		\$5,154.74
Not For Profit	No	Local PILOT	\$11,190.18		\$11,190.18
Date Project approved	12/21/2018	School District PILOT	\$16,334.08		\$16,334.08
Did IDA took Title to Property	Yes	Total PILOT	\$32,679.00		\$32,679.00
Date IDA Took Title to Property	12/21/2018	Net Exemptions	\$173,978.44		
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	12-14 King Street	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,700.00		
City	TROY	Annualized Salary Range of Jobs to be Created	28,600.00	To:	49,920.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	Kings Commons, LLC				
Address Line1	222 Bloomingdale Road, Suite 404	Project Status			
Address Line2					
City	WHITE PLAINS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10605	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-23-02A				
Project Type	Lease	State Sales Tax Exemption	\$11,850.28		
Project Name	LLH Ferry LLC	Local Sales Tax Exemption	\$11,850.28		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00		
Original Project Code		Local Property Tax Exemption	\$0.00		
Project Purpose Category	Construction	School Property Tax Exemption	\$0.00		
Total Project Amount	\$1,612,795.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$1,612,795.00	Total Exemptions	\$23,700.56		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b			
Annual Lease Payment	\$1.00	Pilot payment Information			
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$0.00	\$0.00	
Date Project approved	6/1/2023	Local PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	School District PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	7/14/2023	Total PILOT	\$0.00	\$0.00	
Year Financial Assistance is Planned to End	2031	Net Exemptions	\$23,700.56		
Notes		Project Employment Information			
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	99 Ferry Street	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	42,000.00	To: 42,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	8.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	LLH Ferry, LLC				
Address Line1	99 Ferry Street	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-22-01A				
Project Type	Lease	State Sales Tax Exemption	\$665,673.68		
Project Name	Lion Factory Building LLC	Local Sales Tax Exemption	\$665,673.68		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$0.00		
Original Project Code		Local Property Tax Exemption	\$0.00		
Project Purpose Category	Construction	School Property Tax Exemption	\$0.00		
Total Project Amount	\$54,569,101.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$51,629,969.00	Total Exemptions	\$1,331,347.36		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$1.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	6/16/2022	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	6/16/2022	Net Exemptions	\$1,331,347.36		
Year Financial Assistance is Planned to End	2054	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	750 Second Ave	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12182	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	1,119.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Lion Factory Building LLC				
Address Line1	1055 Saw Mill River Road	Project Status			
Address Line2					
City	ARDSLEY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-02A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Martin Luther King Revitalization	County Real Property Tax Exemption	\$23,461.47		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$50,931.41		
Original Project Code		School Property Tax Exemption	\$73,861.36		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$13,486,000.00	Total Exemptions	\$148,254.24		
Benefited Project Amount	\$13,486,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,141.68		\$3,141.68
Not For Profit	No	Local PILOT	\$6,820.12		\$6,820.12
Date Project approved	2/28/2017	School District PILOT	\$9,955.20		\$9,955.20
Did IDA took Title to Property	Yes	Total PILOT	\$19,917.00		\$19,917.00
Date IDA Took Title to Property	2/28/2017	Net Exemptions	\$128,337.24		
Year Financial Assistance is Planned to End	2048	Project Employment Information			
Notes	PILOT payments to start Feb 1 2019				
Location of Project		# of FTEs before IDA Status	16.00		
Address Line1	24-67, 78-87 Eddy's Lane	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	16.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-11.00		
Applicant Name	MLK Troy Associates L.P. c/o Beacon Communities LLC				
Address Line1	Two Center Plaza, Suite 700	Project Status			
Address Line2					
City	BOSTON	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project			
Zip - Plus4	02108	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-20-01A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Montroy Management L.P.	County Real Property Tax Exemption	\$11,229.51		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$24,377.63		
Original Project Code		School Property Tax Exemption	\$33,186.38		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$4,061,000.00	Total Exemptions	\$68,793.52		
Benefited Project Amount	\$3,643,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,732.51		\$3,732.51
Not For Profit	No	Local PILOT	\$8,102.72		\$8,102.72
Date Project approved	8/21/2020	School District PILOT	\$11,030.61		\$11,030.61
Did IDA took Title to Property	Yes	Total PILOT	\$22,865.84		\$22,865.84
Date IDA Took Title to Property	8/21/2020	Net Exemptions	\$45,927.68		
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	523-525 Fourth Ave and 532 Third Ave	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	43,300.00		
City	TROY	Annualized Salary Range of Jobs to be Created	41,600.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12182	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Montroy Management L.P.				
Address Line1	32 Broad Street	Project Status			
Address Line2					
City	WATERFORD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12188	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806124				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Monument Square I Limited Partnership	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$26,447.48		
Original Project Code		Local Property Tax Exemption	\$57,413.59		
Project Purpose Category	Other Categories	School Property Tax Exemption	\$83,261.90		
Total Project Amount	\$16,930,328.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$19,930,328.00	Total Exemptions	\$167,122.97		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$70,000.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$14,406.91		\$14,406.91
Not For Profit	No	Local PILOT	\$31,275.28		\$31,275.28
Date Project approved	9/26/2012	School District PILOT	\$45,651.93		\$45,651.93
Did IDA took Title to Property	Yes	Total PILOT	\$91,334.12		\$91,334.12
Date IDA Took Title to Property	9/26/2012	Net Exemptions	\$75,788.85		
Year Financial Assistance is Planned to End	2043	Project Employment Information			
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		# of FTEs before IDA Status	3.00		
Address Line1	2 First Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	9.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	6.00		
Applicant Name	Monument Square I Limited Partnership				
Address Line1	C/o TCB Monument Sq Housing Corp	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806131	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	O'Neil	County Real Property Tax Exemption	\$28,793.62		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$62,506.74		
Original Project Code		School Property Tax Exemption	\$90,648.04		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$10,595,444.00	Total Exemptions	\$181,948.40		
Benefited Project Amount	\$10,595,444.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$62,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$12,760.40		\$12,760.40
Not For Profit	No	Local PILOT	\$27,700.97		\$27,700.97
Date Project approved	10/11/2012	School District PILOT	\$40,434.57		\$40,434.57
Did IDA took Title to Property	Yes	Total PILOT	\$80,895.94		\$80,895.94
Date IDA Took Title to Property	6/27/2013	Net Exemptions	\$101,052.46		
Year Financial Assistance is Planned to End	2048	Project Employment Information			
Notes	Project is a 115 unit affordable housing project Lease payment incr 3 per Yr				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	2121 Six Ave	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 37,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	26,500.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	O'niel Owneres, LLC				
Address Line1	179 Cedar Lane, Suite H	Project Status			
Address Line2					
City	TEANECK	Current Year Is Last Year for Reporting			
State	NJ	There is no Debt Outstanding for this Project			
Zip - Plus4	07666	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-03A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Park Place at Brook's Edge, LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$18,484.80		
Original Project Code		Local Property Tax Exemption	\$40,127.78		
Project Purpose Category	Construction	School Property Tax Exemption	\$58,193.80		
Total Project Amount	\$7,495,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$6,945,000.00	Total Exemptions	\$116,806.38		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$1.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,871.65	\$6,871.65	
Not For Profit	No	Local PILOT	\$14,917.35	\$14,917.35	
Date Project approved	6/16/2016	School District PILOT	\$21,633.32	\$21,633.32	
Did IDA took Title to Property	Yes	Total PILOT	\$43,422.32	\$43,422.32	
Date IDA Took Title to Property	6/16/2016	Net Exemptions	\$73,384.06		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	50 State Street, 6th Fl	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,300.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Park Place at Brook's Edge, LLC				
Address Line1	50 State Street, 6th Floor	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-21-02A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	R&M Holdings of Troy LLC d/b/a DeFazio's	County Real Property Tax Exemption	\$2,132.86		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,630.13		
Original Project Code		School Property Tax Exemption	\$6,714.67		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$1,996,000.00	Total Exemptions	\$13,477.66		
Benefited Project Amount	\$1,906,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,955.12		\$1,955.12
Not For Profit	No	Local PILOT	\$4,244.28		\$4,244.28
Date Project approved	8/31/2021	School District PILOT	\$5,964.86		\$5,964.86
Did IDA took Title to Property	Yes	Total PILOT	\$12,164.26		\$12,164.26
Date IDA Took Title to Property	8/31/2021	Net Exemptions	\$1,313.40		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Project had some delays with construction due to COVID.				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	214-216 4th Street	Original Estimate of Jobs to be Created	33.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	TROY	Annualized Salary Range of Jobs to be Created	15,500.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	36,250.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-4.00		
Applicant Name	DeFazio & Sons Inc				
Address Line1	264 4th Street	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38060201A				
Project Type	Bonds/Notes Issuance		State Sales Tax Exemption	\$0.00	
Project Name	Rensselaer Polytechnic Institute		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$0.00	
Total Project Amount	\$218,875,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$666,393,938.00		Total Exemptions	\$0.00	
Bond/Note Amount	\$218,875,000.00		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment			Pilot payment Information		
Federal Tax Status of Bonds	Tax Exempt			Actual Payment Made	Payment Due Per Agreement
Not For Profit	Yes		County PILOT	\$0.00	\$0.00
Date Project approved	5/2/2002		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/2/2002		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2008		Net Exemptions	\$0.00	
Notes	The year that financial assistance is planned to end is 2042. The year notated in the field above is inaccurate.				
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	110 - 8th Street		Original Estimate of Jobs to be Created	50.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	44.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	44.00	
Applicant Name	Rensselaer Polytechnic Institute		Project Status		
Address Line1	110 - 8th Street				
Address Line2					
City	TROY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12180		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-01A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Tapestry on the Hudson	County Real Property Tax Exemption	\$25,736.52		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$55,870.22		
Original Project Code		School Property Tax Exemption	\$81,023.68		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$22,278,400.00	Total Exemptions	\$162,630.42		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$2,000.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,141.09	\$7,141.09	
Not For Profit	No	Local PILOT	\$15,502.27	\$15,502.27	
Date Project approved	2/25/2016	School District PILOT	\$22,628.37	\$22,628.37	
Did IDA took Title to Property	Yes	Total PILOT	\$45,271.73	\$45,271.73	
Date IDA Took Title to Property	2/25/2016	Net Exemptions	\$117,358.69		
Year Financial Assistance is Planned to End	2046	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	744 Broadway	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	7.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	7.00		
Applicant Name	599 River Street Limited Partnership				
Address Line1	744 Broadway	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-01A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	The Hendrick Hudson		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$25,452.14	
Original Project Code			Local Property Tax Exemption	\$55,252.87	
Project Purpose Category	Construction		School Property Tax Exemption	\$80,128.39	
Total Project Amount	\$5,508,251.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$5,508,251.00		Total Exemptions	\$160,833.40	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$1.00				
Federal Tax Status of Bonds			Pilot payment Information		
Not For Profit	No				
Date Project approved	1/13/2017		County PILOT	\$18,626.99	\$18,626.99
Did IDA took Title to Property	Yes		Local PILOT	\$40,436.46	\$40,436.46
Date IDA Took Title to Property	1/13/2017		School District PILOT	\$58,641.54	\$58,641.45
Year Financial Assistance is Planned to End	2032		Total PILOT	\$117,704.99	\$117,704.90
Notes	Project was changing some floors from commercial to residential, so jobs created was less than what they started with.				
Location of Project			# of FTEs before IDA Status	88.00	
Address Line1	200 Broadway		Original Estimate of Jobs to be Created	0.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY		Original Estimate of Jobs to be Retained	80.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00	
Province/Region			Current # of FTEs	15.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-73.00	
Applicant Name	Hendrick Hudson Building, LLC				
Address Line1	18 Division Street, Suite 401		Project Status		
Address Line2					
City	SARATOGA SPRINGS		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12866		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061103	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Troy LDC Main Street	County Real Property Tax Exemption	\$7,891.59		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$17,131.48		
Original Project Code		School Property Tax Exemption	\$24,844.28		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$0.00	Total Exemptions	\$49,867.35		
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$6,037.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,755.10		\$1,755.10
Not For Profit	Yes	Local PILOT	\$3,729.59		\$3,729.59
Date Project approved	5/5/2011	School District PILOT	\$2,872.18		\$2,872.18
Did IDA took Title to Property	Yes	Total PILOT	\$8,356.87		\$8,356.87
Date IDA Took Title to Property	8/1/2011	Net Exemptions	\$41,510.48		
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	Former King Fuels site and parcel to the north - currently no tenants				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	7990-8053 Main Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Troy Local Development Corporation				
Address Line1	C/o Troy City Hall	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-22-02A				
Project Type	Lease		State Sales Tax Exemption	\$6,825.72	
Project Name	Troy Red Tail LLC		Local Sales Tax Exemption	\$6,825.73	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$0.00	
Original Project Code			Local Property Tax Exemption	\$0.00	
Project Purpose Category	Construction		School Property Tax Exemption	\$11,549.23	
Total Project Amount	\$5,506,960.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$5,386,960.00		Total Exemptions	\$25,200.68	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$1.00		Pilot payment Information		
Federal Tax Status of Bonds					
Not For Profit	No		County PILOT	\$0.00	\$0.00
Date Project approved	12/14/2022		Local PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		School District PILOT	\$3,894.51	\$3,894.51
Date IDA Took Title to Property	12/14/2022		Total PILOT	\$3,894.51	\$3,894.51
Year Financial Assistance is Planned to End	2043		Net Exemptions	\$21,306.17	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	171 River Street		Original Estimate of Jobs to be Created	3.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,313.00	
City	TROY		Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00
State	NY		Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12180		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	12.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	Troy Red Tail LLC		Project Status		
Address Line1	81 Worth Street				
Address Line2					
City	NEW YORK		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	10013		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061102				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Troy_LDC_Water Street	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$6,043.11		
Original Project Code		Local Property Tax Exemption	\$13,118.70		
Project Purpose Category	Other Categories	School Property Tax Exemption	\$19,024.90		
Total Project Amount	\$0.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$0.00	Total Exemptions	\$38,186.71		
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00		
Annual Lease Payment	\$42,058.00	Pilot payment Information		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$8,969.56	\$8,969.56	
Not For Profit	Yes	Local PILOT	\$19,060.33	\$19,060.33	
Date Project approved	5/5/2011	School District PILOT	\$30,187.54	\$30,187.54	
Did IDA took Title to Property	Yes	Total PILOT	\$58,217.43	\$58,217.43	
Date IDA Took Title to Property	8/1/2011	Net Exemptions	-\$20,030.72		
Year Financial Assistance is Planned to End	2031	Project Employment Information			
Notes	County Waste site				
Location of Project		# of FTEs before IDA Status	50.00		
Address Line1	77 Water Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	TROY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	10.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-40.00		
Applicant Name	Troy Local Development Corporation				
Address Line1	C/o Troy City Hall	Project Status			
Address Line2					
City	TROY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12180	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/27/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806145	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Vecino Group New York, LLC - Hudson Art House	County Real Property Tax Exemption	\$29,860.06		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$64,821.80		
Original Project Code		School Property Tax Exemption	\$94,005.37		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$19,245,923.00	Total Exemptions	\$188,687.23		
Benefited Project Amount	\$18,067,306.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,819.95	\$5,819.95	
Not For Profit	No	Local PILOT	\$12,634.27	\$12,634.27	
Date Project approved	2/21/2014	School District PILOT	\$18,442.00	\$18,442.00	
Did IDA took Title to Property	Yes	Total PILOT	\$36,896.22	\$36,896.22	
Date IDA Took Title to Property	10/16/2014	Net Exemptions	\$151,791.01		
Year Financial Assistance is Planned to End	2050	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	621-623 River Street	Original Estimate of Jobs to be Created	4.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	27,170.00		
City	TROY	Annualized Salary Range of Jobs to be Created	22,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12180	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	4.00		
Applicant Name	Vecino Group New York, LLC	Project Status			
Address Line1	Hudson Art House, L.P.				
Address Line2					
City	SPRINGFIELD	Current Year Is Last Year for Reporting			
State	MO	There is no Debt Outstanding for this Project			
Zip - Plus4	65803	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
41	\$8,062,173.77	\$2,341,222.92	\$5,720,950.85	350



**PARIS**

Public Authorities Reporting Information System

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/27/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**Additional Comments**

Investment Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date : 03/22/2024  
Status: UNSUBMITTED  
Certified Date: N/A

#### **Investment Information**

<b>Question</b>	<b>Response</b>	<b>URL (If Applicable)</b>
1. Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	No	
2. Are the Authority's investment guidelines reviewed and approved annually?	No	
3. Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	No	
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	No	

#### **Additional Comments**

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/22/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Information:**

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://www.troyny.gov/302/Policies-Procedures">https://www.troyny.gov/302/Policies-Procedures</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	Yes	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/22/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	BST & Co. CPAs, LLP c/o CFO for Hire	Address Line1	26 Computer Drive West
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ALBANY
Award Date	10/25/2015	State	NY
End Date		Postal Code	12205
Fair Market Value		Plus 4	
Amount	\$16,450.00	Province/Region	
Amount Expended For Fiscal Year	\$16,450.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Financial oversight

2. Vendor Name	CHA	Address Line1	PO Box 845746
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	BOSTON
Award Date	8/9/2022	State	MA
End Date		Postal Code	02284
Fair Market Value	\$236,980.00	Plus 4	5746
Amount	\$236,980.00	Province/Region	
Amount Expended For Fiscal Year	\$113,085.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Sperry Warehouse study for remediation and redevelopment in order to get the site shovel ready for development

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/22/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>3. Vendor Name</b>	City Of Troy	<b>Address Line1</b>	433 River Street
<b>Type of Procurement</b>	Staffing Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	TROY
<b>Award Date</b>	1/1/2017	<b>State</b>	NY
<b>End Date</b>	12/31/2023	<b>Postal Code</b>	12180
<b>Fair Market Value</b>	\$125,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$125,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$100,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Management Fees

<b>4. Vendor Name</b>	Harris Beach PLLC	<b>Address Line1</b>	677 Broadway
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ALBANY
<b>Award Date</b>	3/1/2012	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12207
<b>Fair Market Value</b>	\$38,698.00	<b>Plus 4</b>	
<b>Amount</b>	\$38,695.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$38,695.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Legal counsel for the TIDA

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/22/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>5. Vendor Name</b>	LaBella Associates	<b>Address Line1</b>	21 Fox Street
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	POUGHKEEPSIE
<b>Award Date</b>	8/19/2022	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12601
<b>Fair Market Value</b>	\$19,260.00	<b>Plus 4</b>	
<b>Amount</b>	\$19,260.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$19,260.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	District Geothermal Corridor Study

<b>6. Vendor Name</b>	River Street Planning and Development	<b>Address Line1</b>	2 Ridgeview Dr
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	TROY
<b>Award Date</b>	4/21/2023	<b>State</b>	NY
<b>End Date</b>	8/1/2023	<b>Postal Code</b>	12180
<b>Fair Market Value</b>	\$15,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$15,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$15,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Grant writing

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

 Run Date: 03/22/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

<b>7. Vendor Name</b>	Verity Engineering, D.P.C	<b>Address Line1</b>	PO Box 474
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Non Contract Procurement/Purchase Order	<b>City</b>	TROY
<b>Award Date</b>		<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12181
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>		<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$6,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Concept Plan for 2nd Avenue portion of the riverwalk trail

<b>8. Vendor Name</b>	Wojeski & Co. CPAs, P.C.	<b>Address Line1</b>	159 Wolf Road
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	ALBANY
<b>Award Date</b>	2/7/2018	<b>State</b>	NY
<b>End Date</b>	12/31/2021	<b>Postal Code</b>	12205
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$9,275.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,275.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Auditing and tax services



Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2023

Run Date: 03/22/2024  
Status: UNSUBMITTED  
Certified Date : N/A

**Additional Comments**