

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

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	https://www.troyny.gov/Archive.aspx?AMID=48
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.troyny.gov/Archive.aspx?AMID=48
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	No	N/A
5.	Does the Authority have an organization chart?	Yes	https://www.troyny.gov/302/Policies-Procedures
6.	Are any Authority staff also employed by another government agency?	Yes	City of Troy
7.	Does the Authority have Claw Back agreements?	Yes	N/A
8.	Has the Authority posted their mission statement to their website?	Yes	https://www.troyny.gov/302/Policies-Procedures
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?		https://www.troyny.gov/Archive.aspx?AMID=48

Annual Report for Troy Industrial Development Authority

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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):		https://www.troyny.gov/300/Troy-Industrial-Development-Authority
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		https://www.troyny.gov/AgendaCenter/Troy-Industrial-Development-Authority-6
7.	Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.troyny.gov/302/Policies-Procedures
8.	Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.troyny.gov/302/Policies-Procedures
9.	Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10.	Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11.	Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
	Salary and Compensation	Yes	N/A
	Time and Attendance	Yes	N/A
	Whistleblower Protection	Yes	N/A
	Defense and Indemnification of Board Members	Yes	N/A
12.	Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13.	Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14.	Was a performance evaluation of the board completed?	Yes	N/A
15.	Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16.	Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	https://www.troyny.gov/302/Policies-Procedures
17.	Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	https://www.troyny.gov/302/Policies-Procedures

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

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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	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	Brosnan, Ryan	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/18/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Ex-Officio	Complied with Training Requirement of Section 2824?	No
Title	City Council	Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?	No	Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	Yes



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

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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	09/06/2026	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	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	06/23/2026	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: 12/31/2024

Run Date: 09/08/2025
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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	04/08/2024	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?	No
Designee Name		Ex-Officio	

Name	Michael, Cusack	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	9/5/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	09/05/2027	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: 12/31/2024

Run Date: 09/08/2025
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Certified Date: 09/05/2025

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	Ex-Officio	Complied with Training Requirement of Section 2824?	Yes
Title	City Council	Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?	No	Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	Yes

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	02/02/2025	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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
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Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Overtime 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	Project Manager	Technical and Engineering				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Randy, Coburn	Executive Director	Executive				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				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: 12/31/2024

 Run Date: 09/08/2025
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 Certified Date: 09/05/2025

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
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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	
Brosnan, Ryan	Board of Directors												X	
Carlton, Alex	Board of Directors												X	
Fitch, Stephanie	Board of Directors												X	
Gardner, Latasha	Board of Directors												X	
Michael, Cusack	Board of Directors												X	
Steele, Sue	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



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Fiscal Year Ending: 12/31/2024

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Certified Date: 09/05/2025

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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025**Summary Financial Information****SUMMARY STATEMENT OF NET ASSETS**

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$898,336.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$37,194.00
	Total current assets		\$935,530.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
	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
	Total noncurrent assets		\$80,000.00
Total assets			\$1,015,530.00
Liabilities			
Current Liabilities			
	Accounts payable		\$180.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$500.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$160,241.00
	Total current liabilities		\$160,921.00
Noncurrent Liabilities			

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

	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
Total liabilities			\$160,921.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$854,609.00
	Total net assets		\$854,609.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$249,708.00
	Rental and financing income		\$0.00
	Other operating revenues		\$0.00
	Total operating revenue		\$249,708.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$235,641.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$28,585.00
	Total operating expenses		\$264,226.00
Operating income (loss)			(\$14,518.00)
Nonoperating Revenues			
	Investment earnings		\$42,068.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

Run Date: 09/08/2025
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Certified Date: 09/05/2025

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$42,068.00
Nonoperating Expenses			
	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		\$27,550.00
Capital contributions			\$0.00
Change in net assets			\$27,550.00
Net assets (deficit) beginning of year			\$827,059.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$854,609.00

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

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						
TOTALS							



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

Real Property Acquisition/Disposal List

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



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025**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	https://www.troyny.gov/Archive.aspx?AMID=48
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	https://www.troyny.gov/302/Policies-Procedures
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: 12/31/2024

 Run Date: 09/08/2025
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 Certified Date: 09/05/2025

IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-05AB				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	10 River Street, LLC		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$40,844.51	
Project Part of Another Phase or Multi Phase	Yes		Local Property Tax Exemption	\$91,436.59	
Original Project Code	3806-17-05A		School Property Tax Exemption	\$128,528.38	
Project Purpose Category	Construction		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$13,508,827.00		Total Exemptions	\$260,809.48	
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	\$6,260.19	\$6,260.19
Not For Profit	No		Local PILOT	\$14,014.38	\$14,014.38
Date Project approved	9/24/2021		School District PILOT	\$19,711.43	\$19,711.43
Did IDA took Title to Property	Yes		Total PILOT	\$39,986.00	\$39,986.00
Date IDA Took Title to Property	6/22/2018		Net Exemptions	\$220,823.48	
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		Project Status		
Address Line1	PO Box 6515				
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		



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Country	USA		
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Fiscal Year Ending: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-24-04A				
Project Type	Lease		State Sales Tax Exemption	\$287.35	
Project Name	155 River Front, LLC		Local Sales Tax Exemption	\$287.35	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$4,282.77	
Original Project Code			Local Property Tax Exemption	\$9,587.63	
Project Purpose Category	Construction		School Property Tax Exemption	\$13,476.91	
Total Project Amount	\$5,750,000.00		Mortgage Recording Tax Exemption	\$39,970.00	
Benefited Project Amount	\$5.00		Total Exemptions	\$67,892.01	
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				County PILOT	\$0.00
Date Project approved	12/20/2024			Local PILOT	\$0.00
Did IDA took Title to Property	Yes			School District PILOT	\$0.00
Date IDA Took Title to Property	12/20/2024			Total PILOT	\$0.00
Year Financial Assistance is Planned to End	2035			Net Exemptions	\$67,892.01
Notes					
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	155 River Street		Original Estimate of Jobs to be Created	45.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,000.00	
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)	0.00	
Province/Region			Current # of FTEs	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	10.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	155 River Front LLC				
Address Line1	31 Bushwick Ave				
Address Line2					
City	BROOKLYN		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	11211		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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

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	\$28,788.77	
Original Project Code			Local Property Tax Exemption	\$64,447.99	
Project Purpose Category	Construction		School Property Tax Exemption	\$90,591.70	
Total Project Amount	\$4,600,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$3,605,000.00		Total Exemptions	\$183,828.46	
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	\$13,790.18	\$13,790.18
Date Project approved	7/13/2016		Local PILOT	\$30,871.38	\$30,871.38
Did IDA took Title to Property	Yes		School District PILOT	\$52,833.98	\$52,833.98
Date IDA Took Title to Property	7/13/2016		Total PILOT	\$97,495.54	\$97,495.54
Year Financial Assistance is Planned to End	2032		Net Exemptions	\$86,332.92	
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	2.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	2.00	
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-04A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	2920 Fifth Ave. Assoc., LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$10,662.51	
Original Project Code			Local Property Tax Exemption	\$23,869.63	
Project Purpose Category	Construction		School Property Tax Exemption	\$33,552.48	
Total Project Amount	\$1,891,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,831,000.00		Total Exemptions	\$68,084.62	
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	\$2,411.02	\$2,411.02
Date Project approved	7/12/2016		Local PILOT	\$5,397.42	\$5,397.42
Did IDA took Title to Property	Yes		School District PILOT	\$7,591.56	\$7,591.56
Date IDA Took Title to Property	7/12/2016		Total PILOT	\$15,400.00	\$15,400.00
Year Financial Assistance is Planned to End	2037		Net Exemptions	\$52,684.62	
Notes		Project Employment Information			
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	2.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	2.00	
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-24-02A				
Project Type	Tax Exemptions		State Sales Tax Exemption	\$22,863.00	
Project Name	3075 6th Ave LLC		Local Sales Tax Exemption	\$22,863.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption		
Original Project Code			Local Property Tax Exemption		
Project Purpose Category	Construction		School Property Tax Exemption		
Total Project Amount	\$925,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$925,000.00		Total Exemptions	\$45,726.00	
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	Payment Due Per Agreement
Not For Profit			County PILOT		
Date Project approved	2/23/2024		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	2026		Net Exemptions	\$45,726.00	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	3075 6th 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)	0.00	
City	TROY		Annualized Salary Range of Jobs to be Created	62,400.00	To: 62,400.00
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	4.00	
Applicant Information			Net Employment Change	5.00	
Applicant Name	3075 6th Ave LLC				
Address Line1	38 Yardboro Ave		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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806146				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	33 Second Street LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$9,951.67	
Original Project Code			Local Property Tax Exemption	\$22,278.32	
Project Purpose Category	Construction		School Property Tax Exemption	\$31,315.65	
Total Project Amount	\$2,195,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$2,195,000.00		Total Exemptions	\$63,545.64	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$5,331.26	\$5,331.26
Date Project approved	8/15/2014		Local PILOT	\$11,934.81	\$11,934.81
Did IDA took Title to Property	Yes		School District PILOT	\$16,776.24	\$16,776.24
Date IDA Took Title to Property	11/17/2014		Total PILOT	\$34,042.31	\$34,042.31
Year Financial Assistance is Planned to End	2030		Net Exemptions	\$29,503.33	
Notes			Project Employment Information		
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		Project Status		
Address Line1	33 Seond Street Building, LLC				
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

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	\$29,390.85	
Original Project Code			Local Property Tax Exemption	\$65,795.83	
Project Purpose Category	Construction		School Property Tax Exemption	\$92,486.30	
Total Project Amount	\$17,950,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$17,950,000.00		Total Exemptions	\$187,672.98	
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	\$10,329.84	\$10,329.84
Date Project approved	8/30/2017		Local PILOT	\$23,124.90	\$23,124.90
Did IDA took Title to Property	Yes		School District PILOT	\$32,525.53	\$32,525.53
Date IDA Took Title to Property	8/30/2017		Total PILOT	\$65,980.27	\$65,980.27
Year Financial Assistance is Planned to End	2048		Net Exemptions	\$121,692.71	
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-24-01A				
Project Type	Lease		State Sales Tax Exemption	\$303,263.81	
Project Name	625 7th Ave Tenant, LLC		Local Sales Tax Exemption	\$303,263.82	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$9,240.84	
Original Project Code			Local Property Tax Exemption	\$20,687.01	
Project Purpose Category	Construction		School Property Tax Exemption	\$29,078.82	
Total Project Amount	\$18,298,690.00		Mortgage Recording Tax Exemption	\$158,566.00	
Benefited Project Amount	\$18,298,690.00		Total Exemptions	\$824,100.30	
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	\$0.00	\$0.00
Date Project approved	2/13/2024		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	2/13/2024		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2044		Net Exemptions	\$824,100.30	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	625 7th Ave		Original Estimate of Jobs to be Created	1.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00	
City	TROY		Annualized Salary Range of Jobs to be Created	60,000.00	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)	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	625 7th Ave, LLC		Project Status		
Address Line1	204 Lafayette Street, Suite 2				
Address Line2					
City	SCHENECTADY		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	12305		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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

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	\$34,169.78	
Original Project Code			Local Property Tax Exemption	\$76,494.20	
Project Purpose Category	Construction		School Property Tax Exemption	\$107,524.52	
Total Project Amount	\$10,585,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$10,585,000.00		Total Exemptions	\$218,188.50	
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	\$5,340.09	\$5,340.09
Date Project approved	3/9/2018		Local PILOT	\$11,954.59	\$11,954.59
Did IDA took Title to Property	Yes		School District PILOT	\$16,814.32	\$16,814.32
Date IDA Took Title to Property	12/20/2018		Total PILOT	\$34,109.00	\$34,109.00
Year Financial Assistance is Planned to End	2038		Net Exemptions	\$184,079.50	
Notes		Project Employment Information			
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	20.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	20.00		
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-23-03A				
Project Type	Tax Exemptions	State Sales Tax Exemption	\$26,600.00		
Project Name	Casa Blanca Troy Realty, Inc.	Local Sales Tax Exemption	\$26,000.00		
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	\$52,600.00		
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	Payment Due Per Agreement
Not For Profit		County PILOT			
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	\$52,600.00		
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.				
Address Line1	885 5th Ave	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	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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806143-A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Chestnut Bur, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes		County Real Property Tax Exemption	\$9,916.13	
Original Project Code	3806143		Local Property Tax Exemption	\$22,198.75	
Project Purpose Category	Construction		School Property Tax Exemption	\$31,203.81	
Total Project Amount	\$2,300,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$2,260,000.00		Total Exemptions	\$63,318.69	
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	\$5,464.54	\$5,464.54
Date Project approved	11/18/2013		Local PILOT	\$12,233.18	\$12,233.18
Did IDA took Title to Property	Yes		School District PILOT	\$17,195.65	\$17,195.65
Date IDA Took Title to Property	11/18/2013		Total PILOT	\$34,893.37	\$34,893.37
Year Financial Assistance is Planned to End	2029		Net Exemptions	\$28,425.32	
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	34.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	33.00	
Applicant Name	Chestnut Bur LLC		Project Status		
Address Line1	64 High Street				
Address Line2			Current Year Is Last Year for Reporting		
City	HOOSICK FALLS		There is no Debt Outstanding for this Project		
State	NY		IDA Does Not Hold Title to the Property		
Zip - Plus4	12090		The Project Receives No Tax Exemptions		
Province/Region					
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806125				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	City Station Eaast		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$51,890.87	
Original Project Code			Local Property Tax Exemption	\$116,165.52	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$163,288.75	
Total Project Amount	\$14,418,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$14,418,000.00		Total Exemptions	\$331,345.14	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$12,600.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$17,640.22	\$17,640.22
Date Project approved	9/10/2012		Local PILOT	\$55,509.75	\$55,509.75
Did IDA took Title to Property	Yes		School District PILOT	\$39,490.28	\$39,490.28
Date IDA Took Title to Property	3/27/2012		Total PILOT	\$112,640.25	\$112,640.25
Year Financial Assistance is Planned to End	2033		Net Exemptions	\$218,704.89	
Project Employment Information					
Notes	157 bed of graduate student housing 1520 and 1522 Sixth Ave		# of FTEs before IDA Status	0.00	
Location of Project			Original Estimate of Jobs to be Created	9.00	
Address Line1	1522 Sixth Ave		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,700.00	
Address Line2					
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	1.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	1.00	
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-23-01A				
Project Type	Lease		State Sales Tax Exemption	\$139,339.00	
Project Name	City Station North II, LLC		Local Sales Tax Exemption	\$139,339.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$5,402.34	
Original Project Code			Local Property Tax Exemption	\$12,093.94	
Project Purpose Category	Construction		School Property Tax Exemption	\$16,999.92	
Total Project Amount	\$40,680,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$40,680,000.00		Total Exemptions	\$313,174.20	
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	\$0.00	\$0.00
Date Project approved	5/31/2023		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	5/31/2023		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2045		Net Exemptions	\$313,174.20	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	141 Congress Street		Original Estimate of Jobs to be Created	45.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,000.00	
City	TROY		Annualized Salary Range of Jobs to be Created	40,000.00	To: 72,500.00
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	City Station North, LLC		Project Status		
Address Line1	300 Jordan Road				
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061201				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	City Station South		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$29,286.35	
Original Project Code			Local Property Tax Exemption	\$65,561.91	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$92,157.49	
Total Project Amount	\$7,600,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$7,600,000.00		Total Exemptions	\$187,005.75	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$24,750.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$7,541.00	\$7,541.00
Date Project approved	3/1/2012		Local PILOT	\$16,881.67	\$16,881.67
Did IDA took Title to Property	Yes		School District PILOT	\$23,729.83	\$23,729.83
Date IDA Took Title to Property	3/1/2012		Total PILOT	\$48,152.50	\$48,152.50
Year Financial Assistance is Planned to End	2032		Net Exemptions	\$138,853.25	
Notes	124 Ferry Street		Project Employment Information		
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	1.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	1.00	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061101				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	CityStation West, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$52,175.20	
Original Project Code			Local Property Tax Exemption	\$116,802.04	
Project Purpose Category	Services		School Property Tax Exemption	\$164,183.48	
Total Project Amount	\$12,835,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$12,600,000.00		Total Exemptions	\$333,160.72	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$45,193.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$17,434.08	\$17,434.08
Date Project approved	1/26/2011		Local PILOT	\$54,861.07	\$54,861.07
Did IDA took Title to Property	Yes		School District PILOT	\$39,028.80	\$39,028.80
Date IDA Took Title to Property	3/1/2011		Total PILOT	\$111,323.95	\$111,323.95
Year Financial Assistance is Planned to End	2031		Net Exemptions	\$221,836.77	
Notes			Project Employment Information		
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	1.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	1.00	
Applicant Name	Michael J. Uccellini, Managing Member		Project Status		
Address Line1	TC Garages, LLC				
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061202				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Columbia Chasan MT LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$20,614.18	
Original Project Code			Local Property Tax Exemption	\$46,147.95	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$64,868.13	
Total Project Amount	\$5,400,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$5,400,000.00		Total Exemptions	\$131,630.26	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$30,000.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$9,886.42	\$9,886.42
Date Project approved	11/28/2011		Local PILOT	\$22,132.24	\$22,132.24
Did IDA took Title to Property	Yes		School District PILOT	\$31,129.33	\$31,129.33
Date IDA Took Title to Property	11/28/2011		Total PILOT	\$63,147.99	\$63,147.99
Year Financial Assistance is Planned to End	2031		Net Exemptions	\$68,482.27	
Notes			Project Employment Information		
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	74.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	74.00	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806142				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Columbia Proctors Realty, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$8,530.01	
Original Project Code			Local Property Tax Exemption	\$19,095.70	
Project Purpose Category	Construction		School Property Tax Exemption	\$26,841.99	
Total Project Amount	\$7,200,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$7,066,500.00		Total Exemptions	\$54,467.70	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$4,485.80	\$4,485.80
Date Project approved	2/21/2014		Local PILOT	\$10,042.15	\$10,042.15
Did IDA took Title to Property	Yes		School District PILOT	\$14,124.44	\$14,124.44
Date IDA Took Title to Property	2/1/2015		Total PILOT	\$28,652.39	\$28,652.39
Year Financial Assistance is Planned to End	2035		Net Exemptions	\$25,815.31	
Notes			Project Employment Information		
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	52.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	52.00	
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806141-A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Cookie Factory LLC with Fratellos Holdings LLC		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$6,219.80	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$13,923.95	
Original Project Code			School Property Tax Exemption	\$19,572.28	
Project Purpose Category	Manufacturing		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$561,500.00		Total Exemptions	\$39,716.03	
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	\$4,958.07	\$4,958.07
Not For Profit	No		Local PILOT	\$11,099.37	\$11,099.37
Date Project approved	6/11/2019		School District PILOT	\$15,611.61	\$15,611.61
Did IDA took Title to Property	Yes		Total PILOT	\$31,669.05	\$31,669.05
Date IDA Took Title to Property	1/13/2014		Net Exemptions	\$8,046.98	
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	0.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-24.00	
Applicant Name	The Cookie Factory				
Address Line1	520 Congress Street		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting	Yes	
State	NY		There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12180		IDA Does Not Hold Title to the Property	Yes	
Province/Region			The Project Receives No Tax Exemptions	Yes	
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	380613				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Dauchy/River Triangle LLC - Dauchy Building		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$19,903.35	
Original Project Code			Local Property Tax Exemption	\$44,556.64	
Project Purpose Category	Construction		School Property Tax Exemption	\$62,631.30	
Total Project Amount	\$5,600,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$5,600,000.00		Total Exemptions	\$127,091.29	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$9,809.50	\$9,809.50
Date Project approved	9/9/2013		Local PILOT	\$19,493.54	\$19,493.54
Did IDA took Title to Property	Yes		School District PILOT	\$21,473.59	\$21,473.59
Date IDA Took Title to Property	12/6/2013		Total PILOT	\$50,776.63	\$50,776.63
Year Financial Assistance is Planned to End	2029		Net Exemptions	\$76,314.66	
Notes			Project Employment Information		
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				
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806144				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Dauchy/River Triangle LLC - River Triangle Building		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$12,795.01	
Original Project Code			Local Property Tax Exemption	\$28,643.55	
Project Purpose Category	Construction		School Property Tax Exemption	\$40,262.98	
Total Project Amount	\$2,300,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$2,200,000.00		Total Exemptions	\$81,701.54	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$8,707.71	\$8,707.71
Date Project approved	6/13/2014		Local PILOT	\$21,960.06	\$21,960.06
Did IDA took Title to Property	Yes		School District PILOT	\$39,144.56	\$39,144.56
Date IDA Took Title to Property	7/1/2014		Total PILOT	\$69,812.33	\$69,812.33
Year Financial Assistance is Planned to End	2030		Net Exemptions	\$11,889.21	
Notes			Project Employment Information		
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	3.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-16.00	
Applicant Name	Dauchy/River Triangle, 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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38060111a				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Dinosaur Restaurants LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$16,349.18	
Original Project Code			Local Property Tax Exemption	\$36,600.10	
Project Purpose Category	Retail Trade		School Property Tax Exemption	\$51,447.14	
Total Project Amount	\$2,900,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,800,000.00		Total Exemptions	\$104,396.42	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$44,029.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$11,906.47	\$11,906.47
Date Project approved	8/1/2009		Local PILOT	\$26,654.42	\$26,654.42
Did IDA took Title to Property	Yes		School District PILOT	\$37,466.94	\$37,466.94
Date IDA Took Title to Property	8/1/2009		Total PILOT	\$76,027.83	\$76,027.83
Year Financial Assistance is Planned to End	2029		Net Exemptions	\$28,368.59	
Notes			Project Employment Information		
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	48.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	48.00	
Applicant Name	Pat Barry		Project Status		
Address Line1	Dinsaur Restaurants LLC				
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

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	\$114,728.58	
Original Project Code			Local Property Tax Exemption	\$256,837.19	
Project Purpose Category	Construction		School Property Tax Exemption	\$361,024.72	
Total Project Amount	\$9,740,634.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$9,740,634.00		Total Exemptions	\$732,590.49	
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	\$81,753.65	\$81,753.65
Date Project approved	5/29/2019		Local PILOT	\$183,017.85	\$183,017.85
Did IDA took Title to Property	Yes		School District PILOT	\$257,417.43	\$257,417.43
Date IDA Took Title to Property	5/29/2021		Total PILOT	\$522,188.93	\$522,188.93
Year Financial Assistance is Planned to End	2029		Net Exemptions	\$210,401.56	
Notes		Project Employment Information			
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	846.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-84.00	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-20-02AB				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Fitzgerald OZ, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes		County Real Property Tax Exemption	\$42,294.61	
Original Project Code	3806-20-02A		Local Property Tax Exemption	\$94,682.86	
Project Purpose Category	Construction		School Property Tax Exemption	\$133,091.52	
Total Project Amount	\$13,131,974.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$12,791,974.00		Total Exemptions	\$270,068.99	
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	\$8,885.42	\$8,885.42
Date Project approved	12/17/2020		Local PILOT	\$19,891.36	\$19,891.36
Did IDA took Title to Property	Yes		School District PILOT	\$27,960.40	\$27,960.40
Date IDA Took Title to Property	12/17/2020		Total PILOT	\$56,737.18	\$56,737.18
Year Financial Assistance is Planned to End	2026		Net Exemptions	\$213,331.81	
Notes			Project Employment Information		
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

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	\$78,191.72	
Original Project Code			Local Property Tax Exemption	\$175,043.94	
Project Purpose Category	Construction		School Property Tax Exemption	\$246,051.54	
Total Project Amount	\$18,662,615.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$18,662,615.00		Total Exemptions	\$499,287.20	
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	\$8,889.04	\$8,889.04
Date Project approved	10/31/2017		Local PILOT	\$19,899.45	\$19,899.45
Did IDA took Title to Property	Yes		School District PILOT	\$27,988.87	\$27,988.87
Date IDA Took Title to Property	10/31/2017		Total PILOT	\$56,777.36	\$56,777.36
Year Financial Assistance is Planned to End	2038		Net Exemptions	\$442,509.84	
Notes			Project Employment Information		
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	30.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	30.00	
Applicant Name	Five One Five River St, LLC		Project Status		
Address Line1	22 Century Hill Drive, Suite 301				
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

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	\$73,279.86	
Original Project Code			Local Property Tax Exemption	\$164,047.99	
Project Purpose Category	Construction		School Property Tax Exemption	\$230,595.03	
Total Project Amount	\$18,682,288.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$17,200,000.00		Total Exemptions	\$467,922.88	
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	\$3,364.15	\$3,364.15
Date Project approved	10/28/2019		Local PILOT	\$7,531.16	\$7,531.16
Did IDA took Title to Property	Yes		School District PILOT	\$10,592.69	\$10,592.69
Date IDA Took Title to Property	10/28/2019		Total PILOT	\$21,488.00	\$21,488.00
Year Financial Assistance is Planned to End	2039		Net Exemptions	\$446,434.88	
Notes			Project Employment Information		
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	2.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	2.00	
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-06A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	HV Housing, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$37,958.52	
Original Project Code			Local Property Tax Exemption	\$84,975.87	
Project Purpose Category	Construction		School Property Tax Exemption	\$119,446.84	
Total Project Amount	\$21,400,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$6,800,000.00		Total Exemptions	\$242,381.23	
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			County PILOT	\$6,347.21	\$6,347.21
Date Project approved	9/29/2016		Local PILOT	\$14,209.19	\$14,209.19
Did IDA took Title to Property	Yes		School District PILOT	\$19,985.45	\$19,985.45
Date IDA Took Title to Property	9/29/2016		Total PILOT	\$40,541.85	\$40,541.85
Year Financial Assistance is Planned to End	2037		Net Exemptions	\$201,839.38	
Notes			Project Employment Information		
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	7.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	7.00	
Applicant Name	HV Housing, LLC		Project Status		
Address Line1	300 Jordan Road				
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38060101A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Hoosick Hospitality, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$60,065.46	
Original Project Code			Local Property Tax Exemption	\$134,465.57	
Project Purpose Category	Services		School Property Tax Exemption	\$189,012.32	
Total Project Amount	\$23,000,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,623,495.00		Total Exemptions	\$383,543.35	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$32,313.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$33,336.38	\$33,336.38
Date Project approved	2/1/2009		Local PILOT	\$65,913.33	\$65,913.33
Did IDA took Title to Property	Yes		School District PILOT	\$100,750.29	\$100,750.29
Date IDA Took Title to Property	2/1/2009		Total PILOT	\$200,000.00	\$200,000.00
Year Financial Assistance is Planned to End	2039		Net Exemptions	\$183,543.35	
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	75.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	75.00	
Applicant Name	Joseph R. Nicolla				
Address Line1	302 Washington Ave Ext				
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-19-01A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Industrial Park Cold Storage, LLC	Local Sales Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$9,951.67		
Original Project Code		Local Property Tax Exemption	\$22,278.32		
Project Purpose Category	Retail Trade	School Property Tax Exemption	\$31,315.65		
Total Project Amount	\$4,700,000.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$4,500,000.00	Total Exemptions	\$63,545.64		
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	\$6,859.54	\$6,859.54	
Not For Profit	No	Local PILOT	\$15,356.13	\$15,356.13	
Date Project approved	10/3/2019	School District PILOT	\$21,585.43	\$21,585.43	
Did IDA took Title to Property	Yes	Total PILOT	\$43,801.10	\$43,801.10	
Date IDA Took Title to Property	10/3/2019	Net Exemptions	\$19,744.54		
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	100.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	48.00		
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-09-01AB				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Irving Ave 158 LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	Yes		County Real Property Tax Exemption	\$23,173.18	
Original Project Code	3806-16-01A		Local Property Tax Exemption	\$51,876.66	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$72,920.73	
Total Project Amount	\$4,490,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$4,490,000.00		Total Exemptions	\$147,970.57	
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	\$9,276.69	\$9,276.69
Date Project approved	6/1/2007		Local PILOT	\$20,767.28	\$20,767.28
Did IDA took Title to Property	Yes		School District PILOT	\$29,209.50	\$29,209.50
Date IDA Took Title to Property	6/1/2007		Total PILOT	\$59,253.47	\$59,253.47
Year Financial Assistance is Planned to End	2037		Net Exemptions	\$88,717.10	
Notes		Project Employment Information			
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	14.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Project Status			
Applicant Name	Irving Ave 158 LLC		Net Employment Change	12.00	
Address Line1	PO Box 370707				
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-24-03A				
Project Type	Lease		State Sales Tax Exemption	\$16,189.94	
Project Name	Kings Commons II, LLC		Local Sales Tax Exemption	\$16,189.95	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$2,556.16	
Original Project Code			Local Property Tax Exemption	\$5,722.35	
Project Purpose Category	Construction		School Property Tax Exemption	\$8,043.65	
Total Project Amount	\$17,000,000.00		Mortgage Recording Tax Exemption	\$136,876.00	
Benefited Project Amount	\$17,000,000.00		Total Exemptions	\$185,578.05	
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	\$0.00	\$0.00
Date Project approved	2/28/2024		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	2/28/2024		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2044		Net Exemptions	\$185,578.05	
Notes			Project Employment Information		
Location of Project			# of FTEs before IDA Status	0.00	
Address Line1	Fifth Avenue and Federal Street		Original Estimate of Jobs to be Created	8.00	
Address Line2			Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	339,472.00	
City	TROY		Annualized Salary Range of Jobs to be Created	36,288.00	To: 64,824.00
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	25.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	Kings Commons II LLC				
Address Line1	222 Bloomingdale Rd, 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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-18-04A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Kings Commons, LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$32,698.35	
Original Project Code			Local Property Tax Exemption	\$73,200.19	
Project Purpose Category	Construction		School Property Tax Exemption	\$102,894.28	
Total Project Amount	\$12,862,462.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$12,862,462.00		Total Exemptions	\$208,792.82	
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	\$5,218.44	\$5,218.44
Date Project approved	12/21/2018		Local PILOT	\$11,682.27	\$11,682.27
Did IDA took Title to Property	Yes		School District PILOT	\$16,431.29	\$16,431.29
Date IDA Took Title to Property	12/21/2018		Total PILOT	\$33,332.00	\$33,332.00
Year Financial Assistance is Planned to End	2039		Net Exemptions	\$175,460.82	
Notes			Project Employment Information		
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		Project Status		
Address Line1	222 Bloomingdale Road, Suite 404				
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-23-02A				
Project Type	Lease		State Sales Tax Exemption	\$2,894.28	
Project Name	LLH Ferry LLC		Local Sales Tax Exemption	\$2,894.29	
			County Real Property Tax Exemption	\$853.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$1,909.57	
Original Project Code			School Property Tax Exemption	\$2,684.20	
Project Purpose Category	Construction		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,612,795.00		Total Exemptions	\$11,235.34	
Benefited Project Amount	\$1,612,795.00		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	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	6/1/2023		School District PILOT	\$3,531.85	\$3,531.85
Did IDA took Title to Property	Yes		Total PILOT	\$3,531.85	\$3,531.85
Date IDA Took Title to Property	7/14/2023		Net Exemptions	\$7,703.49	
Year Financial Assistance is Planned to End	2031		Project Employment Information		
Notes					
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	3.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	3.00	
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-22-01A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Lion Factory Building LLC		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$85,300.06	
Original Project Code			Local Property Tax Exemption	\$190,957.02	
Project Purpose Category	Construction		School Property Tax Exemption	\$256,297.03	
Total Project Amount	\$54,569,101.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$51,629,969.00		Total Exemptions	\$532,554.11	
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	\$0.00	\$0.00
Date Project approved	6/16/2022		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	6/16/2022		Total PILOT	\$0.00	\$0.00
Year Financial Assistance is Planned to End	2054		Net Exemptions	\$532,554.11	
Notes	Full Taxes in 2024	Project Employment Information			
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	4.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	4.00	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-17-02A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Martin Luther King Revitalization		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$23,457.52	
Original Project Code			Local Property Tax Exemption	\$52,513.18	
Project Purpose Category	Construction		School Property Tax Exemption	\$73,815.46	
Total Project Amount	\$13,486,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$13,486,000.00		Total Exemptions	\$149,786.16	
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	\$3,180.51	\$3,180.51
Date Project approved	2/28/2017		Local PILOT	\$7,120.04	\$7,120.04
Did IDA took Title to Property	Yes		School District PILOT	\$10,014.45	\$10,014.45
Date IDA Took Title to Property	2/28/2017		Total PILOT	\$20,315.00	\$20,315.00
Year Financial Assistance is Planned to End	2048		Net Exemptions	\$129,471.16	
Notes	PILOT payments to start Feb 1 2019		Project Employment Information		
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-20-01A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Montroy Management L.P.		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$11,227.62	
Original Project Code			Local Property Tax Exemption	\$25,134.72	
Project Purpose Category	Construction		School Property Tax Exemption	\$33,735.10	
Total Project Amount	\$4,061,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$3,643,000.00		Total Exemptions	\$70,097.44	
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	\$3,731.89	\$3,731.89
Date Project approved	8/21/2020		Local PILOT	\$8,354.36	\$8,354.36
Did IDA took Title to Property	Yes		School District PILOT	\$11,213.00	\$11,213.00
Date IDA Took Title to Property	8/21/2020		Total PILOT	\$23,299.25	\$23,299.25
Year Financial Assistance is Planned to End	2041		Net Exemptions	\$46,798.19	
Notes			Project Employment Information		
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

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	\$26,443.02	
Original Project Code			Local Property Tax Exemption	\$59,196.68	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$83,210.16	
Total Project Amount	\$16,930,328.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$19,930,328.00		Total Exemptions	\$168,849.86	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$70,000.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$14,728.20	\$14,728.20
Date Project approved	9/26/2012		Local PILOT	\$32,971.30	\$32,971.30
Did IDA took Title to Property	Yes		School District PILOT	\$46,374.65	\$46,374.65
Date IDA Took Title to Property	9/26/2012		Total PILOT	\$94,074.15	\$94,074.15
Year Financial Assistance is Planned to End	2043		Net Exemptions	\$74,775.71	
Project Employment Information					
Notes	Annual Lease starts at \$70,000 plus 3 inr per Yr	Affordable rental housing for seniors	Salary 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	2.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-1.00	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3806131			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	O'Neil	Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption	\$28,788.77	
Original Project Code		Local Property Tax Exemption	\$64,447.99	
Project Purpose Category	Other Categories	School Property Tax Exemption	\$90,591.70	
Total Project Amount	\$10,595,444.00	Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$10,595,444.00	Total Exemptions	\$183,828.46	
Bond/Note Amount		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$62,000.00	Pilot payment Information		
Federal Tax Status of Bonds			Actual Payment Made	Payment Due Per Agreement
Not For Profit	No	County PILOT	\$13,620.68	\$13,620.68
Date Project approved	10/11/2012	Local PILOT	\$30,491.94	\$30,491.94
Did IDA took Title to Property	Yes	School District PILOT	\$42,887.38	\$42,887.38
Date IDA Took Title to Property	6/27/2013	Total PILOT	\$87,000.00	\$87,000.00
Net Exemptions		Net Exemptions	\$96,828.46	
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	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-03A	State Sales Tax Exemption	\$0.00		
Project Type	Lease	Local Sales Tax Exemption	\$0.00		
Project Name	Park Place at Brook's Edge, LLC	County Real Property Tax Exemption	\$18,481.68		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$41,374.02		
Original Project Code		School Property Tax Exemption	\$58,157.64		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$7,495,000.00	Total Exemptions	\$118,013.34		
Benefited Project Amount	\$6,945,000.00	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	\$6,870.50	\$6,870.50	
Not For Profit	No	Local PILOT	\$15,380.63	\$15,380.63	
Date Project approved	6/16/2016	School District PILOT	\$21,619.88	\$21,619.88	
Did IDA took Title to Property	Yes	Total PILOT	\$43,871.01	\$43,871.01	
Date IDA Took Title to Property	6/16/2016	Net Exemptions	\$74,142.33		
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-21-02A				
Project Type	Lease		State Sales Tax Exemption	\$113.73	
Project Name	R&M Holdings of Troy LLC d/b/a DeFazio's		Local Sales Tax Exemption	\$113.74	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$2,132.50	
Original Project Code			Local Property Tax Exemption	\$4,773.93	
Project Purpose Category	Construction		School Property Tax Exemption	\$6,710.50	
Total Project Amount	\$1,996,000.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$1,906,000.00		Total Exemptions	\$13,844.40	
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	\$1,894.37	\$1,894.37
Date Project approved	8/31/2021		Local PILOT	\$4,240.84	\$4,240.84
Did IDA took Title to Property	Yes		School District PILOT	\$5,961.16	\$5,961.16
Date IDA Took Title to Property	8/31/2021		Total PILOT	\$12,096.37	\$12,096.37
Year Financial Assistance is Planned to End	2032		Net Exemptions	\$1,748.03	
Notes		Project Employment Information			
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	6.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	6.00	
Applicant Information			Net Employment Change	2.00	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

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	
			County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$0.00	
Original Project Code			School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$218,875,000.00		Total Exemptions	\$0.00	
Benefited Project Amount	\$666,393,938.00		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$218,875,000.00		Pilot payment Information		
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt		County PILOT	\$0.00	\$0.00
Not For Profit	Yes		Local PILOT	\$0.00	\$0.00
Date Project approved	5/2/2002		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	5/2/2002		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2008		Project Employment Information		
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	41.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	41.00	
Applicant Name	Rensselaer Polytechnic Institute				
Address Line1	110 - 8th Street		Project Status		
Address Line2					
City	TROY		Current Year Is Last Year for Reporting	Yes	
State	NY		There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12180		IDA Does Not Hold Title to the Property	Yes	
Province/Region			The Project Receives No Tax Exemptions	Yes	
Country	USA				

Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-16-01A				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Tapestry on the Hudson		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$25,732.18	
Original Project Code			Local Property Tax Exemption	\$57,605.37	
Project Purpose Category	Construction		School Property Tax Exemption	\$80,973.33	
Total Project Amount	\$22,278,400.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$0.00		Total Exemptions	\$164,310.88	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$2,000.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$7,229.47	\$7,229.47
Date Project approved	2/25/2016		Local PILOT	\$16,184.27	\$16,184.27
Did IDA took Title to Property	Yes		School District PILOT	\$22,763.42	\$22,763.42
Date IDA Took Title to Property	2/25/2016		Total PILOT	\$46,177.16	\$46,177.16
Year Financial Assistance is Planned to End	2046		Net Exemptions	\$118,133.72	
Notes			Project Employment Information		
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	2.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	2.00	
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

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	\$25,447.85		
Original Project Code		Local Property Tax Exemption	\$56,968.84		
Project Purpose Category	Construction	School Property Tax Exemption	\$80,078.59		
Total Project Amount	\$5,508,251.00	Mortgage Recording Tax Exemption	\$0.00		
Benefited Project Amount	\$5,508,251.00	Total Exemptions	\$162,495.28		
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	\$18,623.85	\$18,623.85	
Not For Profit	No	Local PILOT	\$41,692.28	\$41,692.28	
Date Project approved	1/13/2017	School District PILOT	\$58,605.00	\$58,605.00	
Did IDA took Title to Property	Yes	Total PILOT	\$118,921.13	\$118,921.13	
Date IDA Took Title to Property	1/13/2017	Net Exemptions	\$43,574.15		
Year Financial Assistance is Planned to End	2032	Project Employment Information			
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	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-86.00		
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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	38061103				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Troy LDC Main Street		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$7,890.26	
Original Project Code			Local Property Tax Exemption	\$17,663.52	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$24,828.84	
Total Project Amount	\$0.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$0.00		Total Exemptions	\$50,382.62	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$6,037.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	Yes		County PILOT	\$1,807.75	\$1,807.75
Date Project approved	5/5/2011		Local PILOT	\$3,841.48	\$3,841.48
Did IDA took Title to Property	Yes		School District PILOT	\$2,958.35	\$2,958.35
Date IDA Took Title to Property	8/1/2011		Total PILOT	\$8,607.58	\$8,607.58
Year Financial Assistance is Planned to End	2031		Net Exemptions	\$41,775.04	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806-22-02A				
Project Type	Lease		State Sales Tax Exemption	\$16,657.95	
Project Name	Troy Red Tail LLC		Local Sales Tax Exemption	\$16,657.95	
			County Real Property Tax Exemption	\$3,625.25	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$8,115.67	
Original Project Code			School Property Tax Exemption	\$11,407.84	
Project Purpose Category	Construction		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,506,960.00		Total Exemptions	\$56,464.66	
Benefited Project Amount	\$5,386,960.00		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	\$1,236.85	\$1,236.85
Not For Profit	No		Local PILOT	\$2,768.88	\$2,768.88
Date Project approved	12/14/2022		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$4,005.73	\$4,005.73
Date IDA Took Title to Property	12/14/2022		Net Exemptions	\$52,458.93	
Year Financial Assistance is Planned to End	2043		Project Employment Information		
Notes					
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	19.00	
Applicant Information			Net Employment Change	0.00	
Applicant Name	Troy Red Tail LLC				
Address Line1	81 Worth Street		Project Status		
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

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	\$6,042.09	
Original Project Code			Local Property Tax Exemption	\$13,526.12	
Project Purpose Category	Other Categories		School Property Tax Exemption	\$19,013.07	
Total Project Amount	\$0.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$0.00		Total Exemptions	\$38,581.28	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$42,058.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	Yes		County PILOT	\$9,238.65	\$9,238.65
Date Project approved	5/5/2011		Local PILOT	\$19,632.14	\$19,632.14
Did IDA took Title to Property	Yes		School District PILOT	\$31,093.16	\$31,093.16
Date IDA Took Title to Property	8/1/2011		Total PILOT	\$59,963.95	\$59,963.95
Year Financial Assistance is Planned to End	2031		Net Exemptions	-21,382.67	
Notes	County Waste site	Project Employment Information			
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	9.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	-41.00	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 09/05/2025

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3806145				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	Vecino Group New York, LLC - Hudson Art House		Local Sales Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No		County Real Property Tax Exemption	\$29,855.02	
Original Project Code			Local Property Tax Exemption	\$66,834.96	
Project Purpose Category	Construction		School Property Tax Exemption	\$93,946.95	
Total Project Amount	\$19,245,923.00		Mortgage Recording Tax Exemption	\$0.00	
Benefited Project Amount	\$18,067,306.00		Total Exemptions	\$190,636.93	
Bond/Note Amount			Total Exemptions Net of RPTL Section 485-b	\$0.00	
Annual Lease Payment	\$0.00		Pilot payment Information		
Federal Tax Status of Bonds				Actual Payment Made	Payment Due Per Agreement
Not For Profit	No		County PILOT	\$5,949.75	\$5,949.75
Date Project approved	2/21/2014		Local PILOT	\$13,319.40	\$13,319.40
Did IDA took Title to Property	Yes		School District PILOT	\$18,733.95	\$18,733.95
Date IDA Took Title to Property	10/16/2014		Total PILOT	\$38,003.10	\$38,003.10
Year Financial Assistance is Planned to End	2050		Net Exemptions	\$152,633.83	
Notes			Project Employment Information		
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	2.00	
Country	United States		# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information			Net Employment Change	2.00	
Applicant Name	Vecino Group New York, LLC				
Address Line1	Hudson Art House, L.P.		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: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
46	\$8,852,217.71	\$2,508,095.58	\$6,344,122.13	223



Annual Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 09/05/2025

Additional Comments

To correct 155 River Front, LLC took title date, to mark the Rensselaer Polytechnic Institute project as closed, to correct PILOT amounts for the LLH Ferry, LLC project, R&M Holding project, and the Chestnut Bur project.
To correct sales tax amounts for the 155 River Front, LLC project

Budget Report for Troy Industrial Development Authority
 Fiscal Year Ending: 12/31/2025

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date: 12/11/2024

Budget & Financial Plan
Budgeted Revenues, Expenditures, And Changes in Current Net Assets.

		Last Year (Actual) 2023	Current Year (Estimated) 2024	Next Year (Adopted) 2025	Proposed 2026	Proposed 2027	Proposed 2028
REVENUE & FINANCIAL SOURCES							
Operating Revenues							
Charges For Services	\$368,651.00	\$306,349.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
Rental And Financing Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Operating Revenues							
Investment Earnings	\$20,330.00	\$39,084.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
State Subsidies/Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Federal Subsidies/Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Municipal Subsidies/Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Authority Subsidies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Nonoperating Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proceeds From The Issuance Of Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total revenues and financing sources	\$388,981.00	\$345,433.00	\$340,000.00	\$340,000.00	\$340,000.00	\$340,000.00	\$340,000.00
EXPENDITURES							
Operating Expenditures							
Salaries And Wages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Employee Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional Services Contracts	\$379,001.00	\$181,341.00	\$80,264.00	\$80,264.00	\$80,264.00	\$80,264.00	\$80,264.00
Supplies And Materials	\$627.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Operating Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Operating Expenditures							
Payment Of Principal On Bonds And Financing Arrangements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest And Other Financing Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Subsidies To Other Public Authorities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Asset Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grants And Donations	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Nonoperating Expenses	\$114.00	\$2,411.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
Total expenses	\$379,742.00	\$208,752.00	\$140,264.00	\$140,264.00	\$140,264.00	\$140,264.00	\$140,264.00
Excess (Deficiency) Of Revenues And Capital Contributions Over Expenses	\$9,239.00	\$136,681.00	\$199,736.00	\$199,736.00	\$199,736.00	\$199,736.00	\$199,736.00

Budget Report for Troy Industrial Development Authority
Fiscal Year Ending: 12/31/2025

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date: 12/11/2024

The authority's budget, as presented to the Board of Directors, is posted on the following website: <https://www.troyny.gov/Archive.aspx?AMID=47>

Additional Comments

Certified Financial Audit for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date : 06/10/2025**Financial Documents**

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
https://www.troyny.gov/Archive.aspx?ADID=1360	Attachment Included

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	No

URL (If Applicable)	Attachments

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	Yes

URL (If Applicable)	Attachments
https://www.troyny.gov/Archive.aspx?ADID=1360	Attachment Included

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments

Additional Comments

Official audit submitted



Investment Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

Run Date : 09/08/2025

Status: CERTIFIED

Certified Date: 04/30/2025

Investment Information

Question	Response	URL (If Applicable)
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?	Yes	
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date : 04/30/2025

Procurement Information:

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	https://www.troyny.gov/302/Policies-Procedures
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: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date : 04/30/2025

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	\$18,730.00	Province/Region	
Amount Expended For Fiscal Year	\$18,730.00	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	\$13,846.00	Plus 4	5746
Amount	\$13,846.00	Province/Region	
Amount Expended For Fiscal Year	\$13,846.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	South Troy BOA Designation

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date : 04/30/2025

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

4. Vendor Name	Clinton Brown Company Architecture	Address Line1	403 Main St
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	BUFFALO
Award Date	1/31/2024	State	NY
End Date	7/31/2024	Postal Code	14203
Fair Market Value		Plus 4	
Amount	\$20,000.00	Province/Region	
Amount Expended For Fiscal Year	\$20,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Building Assessment - City of Troy received a grant for \$20,000 and the Troy IDA contributed \$20,000

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

 Run Date: 09/08/2025
 Status: CERTIFIED
 Certified Date : 04/30/2025

5. Vendor Name	Harris Beach PLLC	Address Line1	677 Broadway
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	3/1/2012	State	NY
End Date		Postal Code	12207
Fair Market Value	\$8,535.00	Plus 4	
Amount	\$8,535.00	Province/Region	
Amount Expended For Fiscal Year	\$8,535.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal counsel for the TIDA

6. Vendor Name	Wojeski & Co. CPAs, P.C.	Address Line1	159 Wolf Road
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ALBANY
Award Date	2/7/2018	State	NY
End Date		Postal Code	12205
Fair Market Value		Plus 4	
Amount	\$10,125.66	Province/Region	
Amount Expended For Fiscal Year	\$10,125.66	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Auditing services

Procurement Report for Troy Industrial Development Authority

Fiscal Year Ending: 12/31/2024

Run Date: 09/08/2025
Status: CERTIFIED
Certified Date : 04/30/2025

Additional Comments