

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	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/reports/
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/reports/
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	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/policies-procedures/
6. Are any Authority staff also employed by another government agency?	Yes	The City of Troy, NY
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	http://www.troyny.gov/wp-content/uploads/2017/05/missionstatement042817.pdf
9. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		http://www.troyny.gov/wp-content/uploads/2017/05/measurementreport.pdf

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/
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		http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/agenda-minutes/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.troyny.gov/wp-content/uploads/2017/05/Bylaws071015.pdf
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.troyny.gov/wp-content/uploads/2017/05/CodeofEthics.pdf
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	http://www.troyny.gov/wp-content/uploads/2017/05/CompensationPolicy.pdf
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	http://www.troyny.gov/wp-

Annual Report for Troy Industrial Development Authority
Fiscal Year Ending: 12/31/2017

Run Date: 05/16/2018
Status: CERTIFIED

	Response	URL
874(4) of GML?		content/uploads/2017/05/CompensationPolicy.pdf

Board of Directors Listing

Name	Strichman, Steven	Name	O'Bryan, Kevin
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Local
Term Start Date	08/01/2016	Term Start Date	09/04/2014
Term Expiration Date	Ex-Officio	Term Expiration Date	Pleasure of Authority
Title	Planning Commissioner	Title	
Has the Board member appointed a designee?	No	Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	Yes	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Carroll, Paul	Name	Anthony, Lou
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	04/09/2012	Term Start Date	04/09/2012
Term Expiration Date	04/30/2019	Term Expiration Date	04/30/2019
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio		Ex-officio	
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Susan, Farrell	Name	Urzan, Tina
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	11/05/2015	Term Start Date	04/09/2012
Term Expiration Date	11/05/2018	Term Expiration Date	04/30/2019
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Doherty, Robert	Name	Bodnar, Dean
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	04/09/2012	Term Start Date	04/09/2012
Term Expiration Date	12/31/2017	Term Expiration Date	12/31/2017
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio		Ex-officio	
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	Vacant
Chair of the Board	
If yes, Chairman Designated by.	
Term Start Date	
Term Expiration Date	
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	
Complied with training requirement of Section 2824?	
Does the Board member/designee also hold an elected or appointed State gove	
Does the Board member/designee also hold an elected or appointed municipal government position?	

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Cheryl, Kennedy	Economic Development Coordinator	Technical and Engineering				PT	Yes	12,860.00	12,860	0	0	0	0	12,860	Yes	Yes
Flores, Mary Ellen	Financial assistant	Professional				PT	No	0.00	0	0	0	0	0	0	Yes	No
Kreshik, Andrew P	Assistant Planner	Technical and Engineering	City of Troy Planning Office	CSEA	Troy	PT	No	17,792.70	17,792.7	0	0	0	0	17,792.7	Yes	Yes
Lozano, Jim	Financial Officer	Professional				PT	No	0.00	0	0	0	0	0	0	Yes	No
Piotrowws, Andrew M	Accountant	Operational	City of Troy Comptrolle rs Office	CSEA	Troy	PT	No	3,750.00	3,750	0	0	0	0	3,750	Yes	Yes
Strichman, Steven	Executive Director	Executive		UPSEU	Troy	PT	Yes	38,242.00	38,242	0	0	0	0	38,242	Yes	Yes
Zeigler, Denee C	Secretary	Administrative and Clerical	City of Troy Planning Office	CSEA	Troy	PT	No	22,416.00	22,416	0	0	0	0	22,416	Yes	Yes

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Urzan, Tina	Board of Directors												X	
Carroll, Paul	Board of Directors												X	
Anthony, Lou	Board of Directors												X	
Doherty, Robert	Board of Directors												X	
Bodnar, Dean	Board of Directors												X	
Strichman, Steven	Board of Directors												X	
O'Bryan, Kevin	Board of Directors												X	
Vacant	Board of Directors												X	
Susan, Farrell	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo-rtation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other

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

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?

Yes

Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this

No

Name of Subsidiary/Component Unit	Status	Requested Changes

Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose

Subsidiary/Component unit Termination

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

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

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS
Assets
Current Assets

Cash and cash equivalents	\$557,472
Investments	\$0
Receivables, net	\$499
Other assets	\$86,292
Total Current Assets	\$644,263

Noncurrent Assets

Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0

Capital Assets

Land and other nondepreciable property	\$500,000
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$500,000
Total Noncurrent Assets	\$500,000

Total Assets
\$1,144,263

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS
Liabilities
Current Liabilities

Accounts payable	\$1,500
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$85,000
Total Current Liabilities	\$86,500

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$0
Long Term Leases	\$107,000
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$107,000

Total Liabilities
\$193,500
Net Asset (Deficit)
Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$950,763
Total Net Assets	\$950,763

Summary Financial Information
SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS
Operating Revenues

Charges for services	\$350,004
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$350,004

Operating Expenses

Salaries and wages	\$100,000
Other employee benefits	\$0
Professional services contracts	\$45,619
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$28,832
Total Operating Expenses	\$174,451

Operating Income (Loss)
Nonoperating Revenues

Investment earnings	\$691
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$691

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETSNonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	\$176,244
Capital Contributions	\$0
Change in net assets	\$176,244
Net assets (deficit) beginning of year	\$774,519
Other net assets changes	\$0
Net assets (deficit) at end of year	\$950,763

Current Debt

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

New Debt Issuances List by Type of Debt and Program

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

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Authority Debt - General Obligation					
Authority Debt - General Obligation					
Authority Debt - Other					
Authority Debt - Other					
Authority Debt - Revenue					
Authority Debt - Revenue					
Conduit					
Conduit Debt	0.00	25,000,000.00	0.00	0.00	25,000,000.00
Conduit Debt - Pilot Increment Financing					
Other State-Funded					
Other State-Funded					

Real Property Acquisition/Disposal List

1. Address Line1: President Street

Address Line2:

City: TROY

State: NY

Postal Code: 12180

Plus4:

Province/Region:

Country: USA

Property Description: Vacant Lot/Undeveloped Land

Estimated Fair Market Value: \$340,000

How was the Fair Market Value Appraisal
Determined?

Transaction Type: ACQUISITION

If Other, Explain:

Transaction Date: 04/28/2017

Purchase Sale Price: \$500,000.00

Lease Data (If applicable)

Market Rate(\$/square foot):

Lease Rate(\$/square foot):

Lease Period (months):

Seller/Purchaser/Tenant Data:

Organization:

Last Name: Mlock

First Name: Helen

Address Line1: 25 Upper Louden Road

Address Line2:

City: ALBANY

State: NY

Postal Code: 12211

Plus4:

Province/Region:

Country: USA

Relation With Board

member/senior authority
management? No

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/reports/
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	http://www.troyny.gov/departments/planning-department/economic-development/troy-ida/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	

IDA Projects

General Project Information

Project Code: 3806143
 Project Type: Straight Lease
 Project Name: 16 First Street LLC

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

Total Project Amount: \$2,300,000.00
 Benefited Project Amount: \$2,260,000.00

Bond/Note Amount:
 Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 11/18/2013
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 04/25/2014

or Leasehold Interest:
 Year Financial Assistance is 2029
 planned to End:

Notes: Project is made up of three properties;
 9 and 16 First Street and 11 State
 Street

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$19,292.85
 Local Property Tax Exemption: \$10,030.05
 School Property Tax Exemption: \$29,992.5
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$59,315.40

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,050.76	\$4,050.76
Local PILOT:	\$7,791.65	\$7,791.65
School District PILOT:	\$12,107.2	\$12,107.2
Total PILOTS:	\$23,949.61	\$23,949.61

Net Exemptions: \$35,365.79

Project Employment Information

# of FTEs before IDA Status:	1
Original Estimate of Jobs to be created:	28
Average estimated annual salary of jobs to be created.(at Current market rates):	31,000
Annualized salary Range of Jobs to be Created:	21,840 To: 60,000
Original Estimate of Jobs to be Retained:	1
Estimated average annual salary of jobs to be retained.(at Current Market rates):	50,000
Current # of FTEs:	45
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	44

Project Status

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

IDA Projects

General Project Information

Project Code: 3806-16-05A
 Project Type: Straight Lease
 Project Name: 25 Morrison Ave. Assoc., LLC

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

Total Project Amount: \$4,600,000.00
 Benefited Project Amount: \$3,605,000.00

Bond/Note Amount:

Annual Lease Payment: \$1

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 07/13/2016
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 07/13/2016

or Leasehold Interest:

Year Financial Assistance is 2032
 planned to End:

Notes: Valley Green Apartments

Location of Project

Address Line1: 25 Morrison Ave

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Applicant Information

Applicant Name: 25 Morrison Avenue Assoc., LLC

Address Line1: 172 River Street, Suite D

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$25,000
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$42,039.8
 Mortgage Recording Tax Exemption: \$23,000
 Total Exemptions: \$90,039.80

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$42,039.8	\$42,039.8
Total PILOTS:	\$42,039.8	\$42,039.8

Net Exemptions: \$48,000

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	2
Average estimated annual salary of jobs to be created.(at Current market rates):	38,100
Annualized salary Range of Jobs to be Created:	31,200 To: 45,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	2
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	2

Project Status

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

IDA Projects

General Project Information

Project Code: 3806-16-04A
 Project Type: Straight Lease
 Project Name: 2920 Fifth Ave. Assoc., LLC

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

Total Project Amount: \$1,891,000.00
 Benefited Project Amount: \$1,831,000.00

Bond/Note Amount:

Annual Lease Payment: \$1

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 07/12/2016
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 07/12/2016

or Leasehold Interest:

Year Financial Assistance is 2037
 planned to End:

Notes: School 1 Lofts

Location of Project

Address Line1: 2955 Fifth Avenue
 Address Line2:
 City: TROY
 State: NY
 Zip - Plus4: 12180
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: 2920 Fifth Avenue Assoc., LLC
 Address Line1: 172 River Street, Suite C
 Address Line2:
 City: TROY
 State: NY
 Zip - Plus4: 12180
 Province/Region:
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$5,033
 Local Property Tax Exemption: \$9,681
 School Property Tax Exemption: \$15,050
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$29,764.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$29,764

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	2
Average estimated annual salary of jobs to be created.(at Current market rates):	37,500
Annualized salary Range of Jobs to be Created:	35,000 To: 40,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	2
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	2

Project Status

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

3.

IDA Projects

General Project Information

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

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

Total Project Amount: \$2,195,000.00
 Benefited Project Amount: \$2,195,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 08/15/2014
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 11/17/2014

or Leasehold Interest:

Year Financial Assistance is 2030
 planned to End:

Notes:

Location of Project

Address Line1: 33 Second Street

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$7,909
 Local Property Tax Exemption: \$15,213
 School Property Tax Exemption: \$23,650
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$46,772.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,414.97	\$5,414.97
Local PILOT:	\$10,415.73	\$10,415.73
School District PILOT:	\$16,184.67	\$16,184.67
Total PILOTS:	\$32,015.37	\$32,015.37

Net Exemptions: \$14,756.63

Project Employment Information

# of FTEs before IDA Status:	5.5
Original Estimate of Jobs to be created:	26.5
Average estimated annual salary of jobs to be created.(at Current market rates):	47,500
Annualized salary Range of Jobs to be Created:	25,000 To: 65,000
Original Estimate of Jobs to be Retained:	5.5
Estimated average annual salary of jobs to be retained.(at Current Market rates):	30,000
Current # of FTEs:	9
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	3.5

Project Status

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

IDA Projects

General Project Information

Project Code: 3806-17-03A
 Project Type: Straight Lease
 Project Name: 444 River Street Redevelopment Project

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

Total Project Amount: \$17,950,000.00
 Benefited Project Amount: \$17,950,000.00

Bond/Note Amount:
 Annual Lease Payment: \$1

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 08/30/2017
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 08/30/2017

or Leasehold Interest:
 Year Financial Assistance is 2048
 planned to End:
 Notes:

Location of Project

Address Line1: 444 River Street
 Address Line2:
 City: TROY
 State: NY
 Zip - Plus4: 12180
 Province/Region:
 Country: USA

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$0
 Mortgage Recording Tax Exemption: \$108,847
 Total Exemptions: \$108,847.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$108,847

Project Employment Information

	# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	3	
Average estimated annual salary of jobs to be created.(at Current market rates):	42,000	
Annualized salary Range of Jobs to be Created:	34,000	To: 46,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	0	
# of FTE Construction Jobs during fiscal year:	30	
Net Employment Change:	0	

Project Status

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

IDA Projects

General Project Information

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

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

Total Project Amount: \$5,375,000.00
 Benefited Project Amount: \$5,375,000.00

Bond/Note Amount:
 Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 10/10/2014
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 02/01/2015

or Leasehold Interest:
 Year Financial Assistance is 2035
 planned to End:

Notes: This project is made up of 26 parcels
 in the Beman Park area of Troy,
 NYAmendment to this PILOT 9/2016
 Reassigned to Garnett Housing, LLC and r

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$19,844.4
 Local Property Tax Exemption: \$38,170.8
 School Property Tax Exemption: \$59,340
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$117,355.20

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,126.8	\$9,126.8
Local PILOT:	\$17,555.44	\$17,555.44
School District PILOT:	\$27,278.84	\$27,278.84
Total PILOTS:	\$53,961.08	\$53,961.08

Net Exemptions: \$63,394.12

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	2
Average estimated annual salary of jobs to be created.(at Current market rates):	40,700
Annualized salary Range of Jobs to be Created:	36,400 To: 45,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	3
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	3

Project Status

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

6.

IDA Projects

General Project Information

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

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

Total Project Amount: \$14,418,000.00
 Benefited Project Amount: \$14,418,000.00

Bond/Note Amount:
 Annual Lease Payment: \$12,600

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 09/10/2012
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 03/27/2012

or Leasehold Interest:
 Year Financial Assistance is 2033
 planned to End:

Notes: 157 bed of graduate student housing
 1520 and 1522 Sixth Ave

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$57,807.6
 Local Property Tax Exemption: \$111,193.2
 School Property Tax Exemption: \$172,860
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$341,860.80

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,114.82	\$6,114.82
Local PILOT:	\$11,761.88	\$11,761.88
School District PILOT:	\$18,276.42	\$18,276.42
Total PILOTS:	\$36,153.12	\$36,153.12

Net Exemptions: \$305,707.68

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	9
Average estimated annual salary of jobs to be created.(at Current market rates):	22,700
Annualized salary Range of Jobs to be Created:	20,000 To: 35,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	10
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	10

Project Status

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

IDA Projects

General Project Information

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

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

Total Project Amount: \$7,600,000.00
 Benefited Project Amount: \$7,600,000.00

Bond/Note Amount:
 Annual Lease Payment: \$24,750

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 03/01/2012
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 03/01/2012
 or Leasehold Interest:
 Year Financial Assistance is 2032
 planned to End:
 Notes: 124 Ferry Street

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$29,622.8
 Local Property Tax Exemption: \$56,979.6
 School Property Tax Exemption: \$88,580
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$175,182.40

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,711.53	\$4,711.53
Local PILOT:	\$9,062.65	\$9,062.65
School District PILOT:	\$14,082.16	\$14,082.16
Total PILOTS:	\$27,856.34	\$27,856.34

Net Exemptions: \$147,326.06

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	5
Average estimated annual salary of jobs to be created.(at Current market rates):	22,500
Annualized salary Range of Jobs to be Created:	20,000 To: 25,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	25,000
Current # of FTEs:	1
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	1

Project Status

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

IDA Projects

General Project Information

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

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

Total Project Amount: \$12,835,000.00
 Benefited Project Amount: \$12,600,000.00

Bond/Note Amount:
 Annual Lease Payment: \$45,193

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 01/26/2011

IDA Took Title Yes

to Property:
 Date IDA Took Title 03/01/2011

or Leasehold Interest:

Year Financial Assistance is 2031
 planned to End:

Notes:

Location of Project

Address Line1: 1521 6th Ave

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Applicant Information

Applicant Name: Michael J. Uccellini, Managing Mem

Address Line1: TC Garages, LLC

Address Line2: 300 Jordan Road

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$52,774.6
 Local Property Tax Exemption: \$101,512.2
 School Property Tax Exemption: \$157,810
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$312,096.80

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,000.67	\$13,000.67
Local PILOT:	\$25,006.87	\$25,006.87
School District PILOT:	\$38,857.38	\$38,857.38
Total PILOTS:	\$76,864.92	\$76,864.92

Net Exemptions: \$235,231.88

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	44
Average estimated annual salary of jobs to be created.(at Current market rates):	35,000
Annualized salary Range of Jobs to be Created:	35,000 To: 60,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	35,000
Current # of FTEs:	6
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	6

Project Status

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

IDA Projects

General Project Information

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

Project part of another No
 phase or multi phase:
 Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$5,400,000.00
 Benefited Project Amount: \$5,400,000.00

Bond/Note Amount:
 Annual Lease Payment: \$30,000

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 11/28/2011
 IDA Took Title Yes

to Property:
 Date IDA Took Title 11/28/2011

or Leasehold Interest:
 Year Financial Assistance is 2031
 planned to End:
 Notes:

Location of Project

Address Line1: 70-76 Fourth Street

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$20,851
 Local Property Tax Exemption: \$40,107
 School Property Tax Exemption: \$62,350
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$123,308.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,074.1	\$5,074.1
Local PILOT:	\$9,760.06	\$9,760.06
School District PILOT:	\$15,165.84	\$15,165.84
Total PILOTS:	\$30,000	\$30,000

Net Exemptions: \$93,308

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	0
Average estimated annual salary of jobs to be created.(at Current market rates):	0
Annualized salary Range of Jobs to be Created:	0
To: 0	
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	57
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	57

Project Status

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

IDA Projects

General Project Information

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

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

Total Project Amount: \$7,200,000.00
 Benefited Project Amount: \$7,066,500.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 02/21/2014
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 02/01/2015

or Leasehold Interest:

Year Financial Assistance is 2035
 planned to End:

Notes:

Location of Project

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

Applicant Information

Applicant Name: Columbia Proctors Realty LLC
 Address Line1: 302 Washington Ave Ext
 Address Line2:
 City: ALBANY
 State: NY
 Zip - Plus4: 12205
 Province/Region:
 Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$10,066
 Local Property Tax Exemption: \$19,362
 School Property Tax Exemption: \$30,100
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$59,528.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,152.43	\$2,152.43
Local PILOT:	\$4,140.22	\$4,140.22
School District PILOT:	\$6,433.35	\$6,433.35
Total PILOTS:	\$12,726	\$12,726

Net Exemptions: \$46,802

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	40
Average estimated annual salary of jobs to be created.(at Current market rates):	39,105
Annualized salary Range of Jobs to be Created:	30,000 To: 75,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	38
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	38

Project Status

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

IDA Projects

General Project Information

Project Code: 3806141
 Project Type: Straight Lease
 Project Name: Cookie Factory LLC with Fratellos Holdings LLC

Project part of another No
 phase or multi phase:

Original Project Code:

Project Purpose Category: Manufacturing

Total Project Amount: \$561,500.00

Benefited Project Amount: \$560,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 09/09/2013

IDA Took Title Yes

to Property:

Date IDA Took Title 01/13/2014

or Leasehold Interest:

Year Financial Assistance is 2029

planned to End:

Notes:

Location of Project

Address Line1: The Cookie Factory LLC

Address Line2: 520 Congress Street

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Applicant Information

Applicant Name: Chris M. Alberino

Address Line1: 520 Congress Street

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$6,291.25

Local Property Tax Exemption: \$12,101.25

School Property Tax Exemption: \$18,812.5

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$37,205.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$3,754.38 \$3,754.38

Local PILOT: \$7,221.57 \$7,221.57

School District PILOT: \$11,221.37 \$11,221.37

Total PILOTS: \$22,197.32 \$22,197.32

Net Exemptions: \$15,007.68

Project Employment Information

of FTEs before IDA Status: 24

Original Estimate of Jobs to be created: 4

Average estimated annual salary of jobs to be

created.(at Current market rates): 26,700

Annualized salary Range of Jobs to be Created: 25,000 To: 35,000

Original Estimate of Jobs to be Retained: 24

Estimated average annual salary of jobs to be

retained.(at Current Market rates): 24,000

Current # of FTEs: 27

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 3

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

12.

IDA Projects

General Project Information

Project Code: 380613
 Project Type: Straight Lease
 Project Name: Dauchy/River Triangle LLC - Dauchy
 Building

Project part of another No
 phase or multi phase:

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$5,600,000.00

Benefited Project Amount: \$5,600,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 09/09/2013

IDA Took Title Yes

to Property:

Date IDA Took Title 12/06/2013

or Leasehold Interest:

Year Financial Assistance is 2029

planned to End:

Notes:

Location of Project

Address Line1: 275-283 River Street

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Applicant Information

Applicant Name: Dauchy/River Triangle LLC
 Address Line1: 18 Division Street, Suite 401

Address Line2:

City: SARATOGA SPRINGS

State: NY

Zip - Plus4: 12866

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$21,132
 Local Property Tax Exemption: \$38,724
 School Property Tax Exemption: \$60,200
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$120,056.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,263.49	\$1,263.49
Local PILOT:	\$2,430.34	\$2,430.34
School District PILOT:	\$3,776.42	\$3,776.42
Total PILOTS:	\$7,470.25	\$7,470.25

Net Exemptions: \$112,585.75

Project Employment Information

of FTEs before IDA Status: 7.5
 Original Estimate of Jobs to be created: 8.5
 Average estimated annual salary of jobs to be created.(at Current market rates): 23,470
 Annualized salary Range of Jobs to be Created: 25,000 To: 65,000
 Original Estimate of Jobs to be Retained: 7.5
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 58,000
 Current # of FTEs: 14
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 6.5

Project Status

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

IDA Projects

14.

General Project Information

Project Code: 3806144
 Project Type: Straight Lease
 Project Name: Dauchy/River Triangle LLC - River Triangle Building
 Project part of another No
 phase or multi phase:
 Original Project Code:
 Project Purpose Category: Construction

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$12,942
 Local Property Tax Exemption: \$24,984
 School Property Tax Exemption: \$38,700
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$76,626.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,887.99	\$2,887.99
Local PILOT:	\$5,555.05	\$5,555.05
School District PILOT:	\$8,631.82	\$8,631.82
Total PILOTS:	\$17,074.86	\$17,074.86

Net Exemptions: \$59,551.14

Project Employment Information

# of FTEs before IDA Status:	19
Original Estimate of Jobs to be created:	5.5
Average estimated annual salary of jobs to be created.(at Current market rates):	53,000
Annualized salary Range of Jobs to be Created:	25,000 To: 65,000
Original Estimate of Jobs to be Retained:	19
Estimated average annual salary of jobs to be retained.(at Current Market rates):	55,600
Current # of FTEs:	17
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	(2)

Location of Project

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

Project Status

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

Applicant Information

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

IDA Projects

15.

General Project Information

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

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

Total Project Amount: \$2,900,000.00
 Benefited Project Amount: \$1,800,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$44,029

Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 08/01/2009
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 08/01/2009
 or Leasehold Interest:
 Year Financial Assistance is 2029
 planned to End:
 Notes: Applicant address changed in 2015 to:
 1350 Lakeshore Dr, Suite 160, Coppell,
 TX 75019

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$16,537
 Local Property Tax Exemption: \$31,809
 School Property Tax Exemption: \$49,450
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$97,796.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,837.2	\$9,837.2
Local PILOT:	\$18,921.91	\$18,921.91
School District PILOT:	\$29,402.15	\$29,402.15
Total PILOTS:	\$58,161.26	\$58,161.26

Net Exemptions: \$39,634.74

Project Employment Information

of FTEs before IDA Status: 0
 Original Estimate of Jobs to be created: 80
 Average estimated annual salary of jobs to be created.(at Current market rates): 0
 Annualized salary Range of Jobs to be Created: 5,000 To: 50,000
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000
 Current # of FTEs: 67
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 67

Location of Project

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

Applicant Information

Applicant Name: Pat Barry
 Address Line1: Dinsaur Restaurants LLC
 Address Line2: 234 West Genesee Street
 City: SYRACUSE
 State: NY
 Zip - Plus4: 13202
 Province/Region:
 Country: USA

Project Status

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

IDA Projects

16.

General Project Information

Project Code: 3806-16-07A
 Project Type: Straight Lease
 Project Name: First Columbia 433 River Street, LLC

Project part of another Yes
 phase or multi phase:
 Original Project Code: 38069001A
 Project Purpose Category: Construction

Total Project Amount: \$3,190,285.00
 Benefited Project Amount: \$3,190,285.00

Bond/Note Amount:

Annual Lease Payment: \$1

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 10/27/2016
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 10/27/2016

or Leasehold Interest:

Year Financial Assistance is 2029
 planned to End:

Notes: This

Location of Project

Address Line1: 433 River Street

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Applicant Information

Applicant Name: First Columbia 433 River Street, L

Address Line1: 433 River Street

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$116,046.6
 Local Property Tax Exemption: \$223,216.2
 School Property Tax Exemption: \$347,010
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$686,272.80

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$52,854.88	\$52,854.88
Local PILOT:	\$101,666.62	\$101,666.62
School District PILOT:	\$157,976.55	\$157,976.55
Total PILOTS:	\$312,498.05	\$312,498.05

Net Exemptions: \$373,774.75

Project Employment Information

# of FTEs before IDA Status:	1,025
Original Estimate of Jobs to be created:	0
Average estimated annual salary of jobs to be created.(at Current market rates):	0
Annualized salary Range of Jobs to be Created:	0
Original Estimate of Jobs to be Retained:	1,025
Estimated average annual salary of jobs to be retained.(at Current Market rates):	75,000
Current # of FTEs:	1,040
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	15

Project Status

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

IDA Projects

17.

General Project Information

Project Code: 3806-17-04A
 Project Type: Straight Lease
 Project Name: Five One Five River Street

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

Total Project Amount: \$18,662,615.00
 Benefited Project Amount: \$18,662,615.00
 Bond/Note Amount:
 Annual Lease Payment: \$1
 Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 10/31/2017
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 10/31/2017
 or Leasehold Interest:
 Year Financial Assistance is 2038
 planned to End:
 Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$61,751.85
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$0
 Mortgage Recording Tax Exemption: \$147,500
 Total Exemptions: \$209,251.85

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$209,251.85

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	15
Average estimated annual salary of jobs to be created.(at Current market rates):	25,000
Annualized salary Range of Jobs to be Created:	17,000 To: 65,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	0
# of FTE Construction Jobs during fiscal year:	96
Net Employment Change:	0

Location of Project

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

Applicant Information

Applicant Name: Five One Five River St, LLC
 Address Line1: 22 Century Hill Drive, Suite 301
 Address Line2:
 City: LATHAM
 State: NY
 Zip - Plus4: 12110
 Province/Region:
 Country: USA

Project Status

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

IDA Projects

18.

General Project Information

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

Project part of another No
 phase or multi phase:
 Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$4,400,000.00
 Benefited Project Amount: \$3,561,625.00
 Bond/Note Amount: \$4,400,000.00

Annual Lease Payment:
 Federal Tax Status of Bonds: Taxable
 Not For Profit: No
 Date Project Approved: 01/01/1996
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 01/01/1996
 or Leasehold Interest:
 Year Financial Assistance is 2020
 planned to End:
 Notes: Economic Development

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$45,620.55
 Local Property Tax Exemption: \$87,751.35
 School Property Tax Exemption: \$136,417.5
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$269,789.40

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$24,495.73	\$24,495.73
Local PILOT:	\$47,117.65	\$47,117.65
School District PILOT:	\$73,214.63	\$73,214.63
Total PILOTS:	\$144,828.01	\$144,828.01

Net Exemptions: \$124,961.39

Project Employment Information

of FTEs before IDA Status: 0
 Original Estimate of Jobs to be created: 300
 Average estimated annual salary of jobs to be created.(at Current market rates): 0
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
 Current # of FTEs: 250
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 250

Location of Project

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

Applicant Information

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

Project Status

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

IDA Projects

19.

General Project Information

Project Code: 3806-16-06A
 Project Type: Straight Lease
 Project Name: HV Housing, LLC

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

Total Project Amount: \$21,400,000.00
 Benefited Project Amount: \$6,800,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$1
 Federal Tax Status of Bonds:
 Not For Profit:
 Date Project Approved: 09/29/2016
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 09/29/2016
 or Leasehold Interest:
 Year Financial Assistance is 2037
 planned to End:
 Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$5,752
 Local Property Tax Exemption: \$11,064
 School Property Tax Exemption: \$17,200
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$34,016.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$34,016

Project Employment Information

of FTEs before IDA Status: 0
 Original Estimate of Jobs to be created: 5
 Average estimated annual salary of jobs to be created.(at Current market rates): 35,000
 Annualized salary Range of Jobs to be Created: 25,000 To: 55,000
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
 Current # of FTEs: 4
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 4

Location of Project

Address Line1: 100 Morrison Ave
 Address Line2:
 City: TROY
 State: NY
 Zip - Plus4: 12180
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: HV Housing, LLC
 Address Line1: 300 Jordan Road
 Address Line2:
 City: TROY
 State: NY
 Zip - Plus4: 12180
 Province/Region:
 Country: USA

Project Status

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

IDA Projects

General Project Information

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

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

Total Project Amount: \$23,000,000.00
 Benefited Project Amount: \$1,623,495.00

Bond/Note Amount:
 Annual Lease Payment: \$32,313

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 02/01/2009
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 02/01/2009

or Leasehold Interest:
 Year Financial Assistance is 2039
 planned to End:

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

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$60,755.5
 Local Property Tax Exemption: \$116,863.5
 School Property Tax Exemption: \$181,675
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$359,294.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$33,827.33	\$33,827.33
Local PILOT:	\$65,067.04	\$65,067.04
School District PILOT:	\$101,105.62	\$101,105.62
Total PILOTS:	\$199,999.99	\$199,999.99

Net Exemptions: \$159,294.01

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	65
Average estimated annual salary of jobs to be created.(at Current market rates):	0
Annualized salary Range of Jobs to be Created:	0
To: 0	
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	68
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	68

Project Status

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

IDA Projects

General Project Information

Project Code: 3806-17-02A
 Project Type: Straight Lease
 Project Name: Martin Luther King Revitalization

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

Total Project Amount: \$13,486,000.00
 Benefited Project Amount: \$13,486,000.00

Bond/Note Amount:

Annual Lease Payment: \$1

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 02/28/2017
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 02/28/2017

or Leasehold Interest:

Year Financial Assistance is 2048
 planned to End:

Notes: PILOT payments to start Feb 1 2019

Location of Project

Address Line1: 24-67, 78-87 Eddy's Lane

Address Line2:

City: TROY

State: NY

Zip - Plus4: 12180

Province/Region:

Country: USA

Applicant Information

Applicant Name: MLK Troy Associates L.P. c/o Beaco

Address Line1: Two Center Plaza, Suite 700

Address Line2:

City: BOSTON

State: MA

Zip - Plus4: 02108

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$0
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 16
 Original Estimate of Jobs to be created: 0
 Average estimated annual salary of jobs to be created.(at Current market rates): 0
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 16
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 50,000
 Current # of FTEs: 16
 # of FTE Construction Jobs during fiscal year: 2
 Net Employment Change: 0

Project Status

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

21.

IDA Projects

General Project Information

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

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

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

Bond/Note Amount:
 Annual Lease Payment: \$70,000

Federal Tax Status of Bonds:

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

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

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

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$26,746.8
 Local Property Tax Exemption: \$51,447.6
 School Property Tax Exemption: \$79,980
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$158,174.40

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,937.41	\$12,937.41
Local PILOT:	\$24,885.18	\$24,885.18
School District PILOT:	\$38,668.3	\$38,668.3
Total PILOTS:	\$76,490.89	\$76,490.89

Net Exemptions: \$81,683.51

Project Employment Information

# of FTEs before IDA Status:	3
Original Estimate of Jobs to be created:	0
Average estimated annual salary of jobs to be created.(at Current market rates):	0
Annualized salary Range of Jobs to be Created:	0
Original Estimate of Jobs to be Retained:	3
Estimated average annual salary of jobs to be retained.(at Current Market rates):	35,000
Current # of FTEs:	4
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	1

Project Status

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

IDA Projects

23.

General Project Information

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

Project part of another No
 phase or multi phase:
 Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$10,595,444.00
 Benefited Project Amount: \$10,595,444.00
 Bond/Note Amount:
 Annual Lease Payment: \$62,000

Federal Tax Status of Bonds:

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

or Leasehold Interest:
 Year Financial Assistance is 2048
 planned to End:
 Notes: Project is a 115 unit affordable
 housing projectLease payment incr 3 per
 Yr

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$29,119.5
 Local Property Tax Exemption: \$56,011.5
 School Property Tax Exemption: \$87,075
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$172,206.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$11,458.85	\$11,458.85
Local PILOT:	\$22,041.16	\$22,041.16
School District PILOT:	\$34,249.06	\$32,249.06
Total PILOTS:	\$67,749.07	\$65,749.07

Net Exemptions: \$104,456.93

Project Employment Information

of FTEs before IDA Status: 3
 Original Estimate of Jobs to be created: 3
 Average estimated annual salary of jobs to be
 created.(at Current market rates): 27,000
 Annualized salary Range of Jobs to be Created: 20,000 To: 37,000
 Original Estimate of Jobs to be Retained: 3
 Estimated average annual salary of jobs to be
 retained.(at Current Market rates): 26,500
 Current # of FTEs: 6
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 3

Project Status

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

IDA Projects

24.

General Project Information

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

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

Total Project Amount: \$2,150,000.00
 Benefited Project Amount: \$521,710.00
 Bond/Note Amount:
 Annual Lease Payment: \$17,679

Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 02/01/2009
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 02/01/2009
 or Leasehold Interest:
 Year Financial Assistance is 2020
 planned to End:
 Notes: Meat Processing/Manufacturing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$3,738.8
 Local Property Tax Exemption: \$7,191.6
 School Property Tax Exemption: \$11,180
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$22,110.40

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,753.57	\$3,753.57
Local PILOT:	\$7,220.02	\$7,220.02
School District PILOT:	\$11,218.96	\$11,218.96
Total PILOTS:	\$22,192.55	\$22,192.55

Net Exemptions: -\$82.15

Project Employment Information

of FTEs before IDA Status: 15
 Original Estimate of Jobs to be created: 20
 Average estimated annual salary of jobs to be
 created.(at Current market rates): 0
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be
 retained.(at Current Market rates): 0
 Current # of FTEs: 45
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 30

Location of Project

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

Applicant Information

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

Project Status

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

IDA Projects

25.

General Project Information

Project Code: 3806-16-03A
 Project Type: Straight Lease
 Project Name: Park Place at Brook's Edge, LLC

Project part of another No
 phase or multi phase:
 Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$7,495,000.00
 Benefited Project Amount: \$6,945,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$1

Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 06/16/2016
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 06/16/2016

or Leasehold Interest:
 Year Financial Assistance is 2032
 planned to End:
 Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$208,296.74
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$9,634.6
 Local Property Tax Exemption: \$18,532.2
 School Property Tax Exemption: \$28,810
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$265,273.54

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$3,510.54	\$3,510.54
Total PILOTS:	\$3,510.54	\$3,510.54

Net Exemptions: \$261,763

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	3
Average estimated annual salary of jobs to be created.(at Current market rates):	28,300
Annualized salary Range of Jobs to be Created:	25,000 To: 30,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	3
# of FTE Construction Jobs during fiscal year:	4
Net Employment Change:	3

Location of Project

Address Line1: 50 State Street, 6th Fl
 Address Line2:
 City: ALBANY
 State: NY
 Zip - Plus4: 12207
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: Park Place at Brook's Edge, LLC
 Address Line1: 50 State Street, 6th Floor
 Address Line2:
 City: ALBANY
 State: NY
 Zip - Plus4: 12207
 Province/Region:
 Country: USA

Project Status

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

IDA Projects

26.

General Project Information

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

Project part of another No
 phase or multi phase:
 Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$218,875,000.00
 Benefited Project Amount: \$666,393,938.00
 Bond/Note Amount: \$218,875,000.00

Annual Lease Payment:
 Federal Tax Status of Bonds: Tax Exempt
 Not For Profit: Yes
 Date Project Approved: 05/02/2002
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 05/02/2002
 or Leasehold Interest:
 Year Financial Assistance is 2008
 planned to End:
 Notes: The year that financial assistance is
 planned to end is 2042. The year
 notated in the field above is
 inaccurate.

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0
 Original Estimate of Jobs to be created: 50
 Average estimated annual salary of jobs to be
 created.(at Current market rates): 0
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be
 retained.(at Current Market rates): 0
 Current # of FTEs: 14
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: 14

Location of Project

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

Applicant Information

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

Project Status

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

IDA Projects

27.

General Project Information

Project Code: 3806-16-02A
 Project Type: Tax Exemptions
 Project Name: Stoneledge LLVP, LLC

Project part of another Yes
 phase or multi phase:
 Original Project Code: 380612

Project Purpose Category: Construction

Total Project Amount: \$7,450,000.00
 Benefited Project Amount: \$6,650,000.00
 Bond/Note Amount:
 Annual Lease Payment:
 Federal Tax Status of Bonds:
 Not For Profit:
 Date Project Approved: 06/28/2016
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 06/28/2016
 or Leasehold Interest:
 Year Financial Assistance is 2017
 planned to End:
 Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$19,131.69
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption:
 Local Property Tax Exemption:
 School Property Tax Exemption:
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$19,131.69

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$19,131.69

Project Employment Information

of FTEs before IDA Status: 8.5
 Original Estimate of Jobs to be created: 0
 Average estimated annual salary of jobs to be created.(at Current market rates): 0
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 8.5
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,521
 Current # of FTEs: 5
 # of FTE Construction Jobs during fiscal year: 0
 Net Employment Change: (3.5)

Location of Project

Address Line1: 186 Oakwood Ave
 Address Line2:
 City: TROY
 State: NY
 Zip - Plus4: 12182
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: Stoneledge LLVP, LLC
 Address Line1: 49 Railroad Ave
 Address Line2:
 City: ALBANY
 State: NY
 Zip - Plus4: 12205
 Province/Region:
 Country: USA

Project Status

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

IDA Projects

28.

General Project Information

Project Code: 3806-16-01A
 Project Type: Straight Lease
 Project Name: Tapestry on the Hudson

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

Total Project Amount: \$22,278,400.00
 Benefited Project Amount: \$0.00
 Bond/Note Amount:
 Annual Lease Payment: \$2,000

Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 02/25/2016
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 02/25/2016
 or Leasehold Interest:
 Year Financial Assistance is 2046
 planned to End:
 Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$133,688.36
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$7,118.1
 Local Property Tax Exemption: \$13,691.7
 School Property Tax Exemption: \$21,285
 Mortgage Recording Tax Exemption: \$24,931.98
 Total Exemptions: \$200,715.14

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,078.48	\$13,078.48
Local PILOT:	\$6,799.29	\$6,799.29
School District PILOT:	\$20,322.23	\$20,322.23
Total PILOTS:	\$40,200	\$40,200

Net Exemptions: \$160,515.14

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	3
Average estimated annual salary of jobs to be created.(at Current market rates):	0
Annualized salary Range of Jobs to be Created:	0
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	3
# of FTE Construction Jobs during fiscal year:	100
Net Employment Change:	3

Location of Project

Address Line1: 744 Broadway
 Address Line2:
 City: ALBANY
 State: NY
 Zip - Plus4: 12207
 Province/Region:
 Country: USA

Applicant Information

Applicant Name: 599 River Street Limited Partnersh
 Address Line1: 744 Broadway
 Address Line2:
 City: ALBANY
 State: NY
 Zip - Plus4: 12207
 Province/Region:
 Country: USA

Project Status

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

IDA Projects

29.

General Project Information

Project Code: 3806-17-01A
 Project Type: Straight Lease
 Project Name: The Hendrick Hudson

Project part of another No phase or multi phase:
 Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$5,508,251.00
 Benefited Project Amount: \$5,508,251.00
 Bond/Note Amount:
 Annual Lease Payment: \$1

Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 01/13/2017
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 01/13/2017
 or Leasehold Interest:
 Year Financial Assistance is 2032
 planned to End:
 Notes: Project was changing some floors from commercial to residential, so jobs created was less than what they started with.

Location of Project

Address Line1: 200 Broadway
 Address Line2:
 City: TROY
 State: NY
 Zip - Plus4: 12180
 Province/Region:
 Country: USA

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$0
 Local Property Tax Exemption: \$0
 School Property Tax Exemption: \$56,330
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$56,330.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$56,775.4	\$56,775.4
Total PILOTS:	\$56,775.4	\$56,775.4

Net Exemptions: -\$445.4

Project Employment Information

of FTEs before IDA Status: 88
 Original Estimate of Jobs to be created: 0
 Average estimated annual salary of jobs to be created.(at Current market rates): 0
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 80
 Estimated average annual salary of jobs to be retained.(at Current Market rates): 45,000
 Current # of FTEs: 81
 # of FTE Construction Jobs during fiscal year: 8
 Net Employment Change: (7)

Project Status

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

IDA Projects

General Project Information

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

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

Total Project Amount: \$0.00
 Benefited Project Amount: \$0.00

Bond/Note Amount:
 Annual Lease Payment: \$6,037

Federal Tax Status of Bonds:

Not For Profit: Yes
 Date Project Approved: 05/05/2011
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 08/01/2011

or Leasehold Interest:
 Year Financial Assistance is 2031
 planned to End:

Notes: Former King Fuels site and parcel to
 the north - currently no tenants

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$10,497.4
 Local Property Tax Exemption: \$20,191.8
 School Property Tax Exemption: \$31,390
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$62,079.20

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,183.75	\$2,276.94
Local PILOT:	\$2,276.94	\$2,276.94
School District PILOT:	\$3,538.06	\$3,538.06
Total PILOTS:	\$6,998.75	\$8,091.94

Net Exemptions: \$55,080.45

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	0
Average estimated annual salary of jobs to be created.(at Current market rates):	0
Annualized salary Range of Jobs to be Created:	0
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	9
# of FTE Construction Jobs during fiscal year:	2
Net Employment Change:	9

Project Status

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

IDA Projects

31.

General Project Information

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

Project part of another No
 phase or multi phase:
 Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$4,490,000.00
 Benefited Project Amount: \$4,490,000.00
 Bond/Note Amount:
 Annual Lease Payment: \$12,000

Federal Tax Status of Bonds:
 Not For Profit: No
 Date Project Approved: 06/01/2007
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 06/01/2007
 or Leasehold Interest:
 Year Financial Assistance is 2037
 planned to End:
 Notes: ReAssignment in 2016 to Irving Ave 158
 LLC Angelo Grasso PO Box 370707 Brooklyn,
 NY 11237

Location of Project

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

Applicant Information

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$5,752
 Local Property Tax Exemption: \$11,064
 School Property Tax Exemption: \$17,200
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$34,016.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,610.83	\$4,610.83
Local PILOT:	\$8,868.96	\$8,868.96
School District PILOT:	\$13,781.2	\$13,781.2
Total PILOTS:	\$27,260.99	\$27,260.99

Net Exemptions: \$6,755.01

Project Employment Information

# of FTEs before IDA Status:	2
Original Estimate of Jobs to be created:	2
Average estimated annual salary of jobs to be created.(at Current market rates):	48,000
Annualized salary Range of Jobs to be Created:	45,000 To: 60,000
Original Estimate of Jobs to be Retained:	2
Estimated average annual salary of jobs to be retained.(at Current Market rates):	48,000
Current # of FTEs:	8
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	6

Project Status

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

IDA Projects

32.

General Project Information

Project Code: 38061102
 Project Type: Straight Lease
 Project Name: Troy_LDC_Water Street

Project part of another No
 phase or multi phase:
 Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$0.00
 Benefited Project Amount: \$0.00
 Bond/Note Amount:
 Annual Lease Payment: \$42,058

Federal Tax Status of Bonds:

Not For Profit: Yes
 Date Project Approved: 05/05/2011
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 08/01/2011

or Leasehold Interest:
 Year Financial Assistance is 2031
 planned to End:
 Notes: County Waste site

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$6,111.5
 Local Property Tax Exemption: \$11,755.5
 School Property Tax Exemption: \$18,275
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$36,142.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,246.46	\$8,246.46
Local PILOT:	\$15,862.1	\$15,862.1
School District PILOT:	\$24,647.62	\$24,647.62
Total PILOTS:	\$48,756.18	\$48,756.18

Net Exemptions: -\$12,614.18

Project Employment Information

of FTEs before IDA Status: 50
 Original Estimate of Jobs to be created: 0
 Average estimated annual salary of jobs to be
 created.(at Current market rates): 0
 Annualized salary Range of Jobs to be Created: 0 To: 0
 Original Estimate of Jobs to be Retained: 0
 Estimated average annual salary of jobs to be
 retained.(at Current Market rates): 0
 Current # of FTEs: 9
 # of FTE Construction Jobs during fiscal year: 2
 Net Employment Change: (41)

Location of Project

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

Applicant Information

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

Project Status

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

IDA Projects

33.

General Project Information

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

Project part of another No
 phase or multi phase:
 Original Project Code:

Project Purpose Category: Transportation, Communication, Electric,

Total Project Amount: \$3,560,000.00
 Benefited Project Amount: \$2,630,140.00
 Bond/Note Amount:
 Annual Lease Payment: \$80,000

Federal Tax Status of Bonds:

Not For Profit: No
 Date Project Approved: 11/17/2010
 IDA Took Title Yes
 to Property:
 Date IDA Took Title 11/17/2010
 or Leasehold Interest:
 Year Financial Assistance is 2030
 planned to End:
 Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$35,950
 Local Property Tax Exemption: \$69,150
 School Property Tax Exemption: \$107,500
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$212,600.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$14,376.62	\$14,376.62
Local PILOT:	\$27,653.49	\$27,653.49
School District PILOT:	\$42,969.89	\$42,969.89
Total PILOTS:	\$85,000	\$85,000

Net Exemptions: \$127,600

Project Employment Information

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

Location of Project

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

Applicant Information

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

Project Status

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

IDA Projects

34.

General Project Information

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

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

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
 Local Sales Tax Exemption: \$0
 County Real Property Tax Exemption: \$30,198
 Local Property Tax Exemption: \$58,086
 School Property Tax Exemption: \$90,300
 Mortgage Recording Tax Exemption: \$0
 Total Exemptions: \$178,584.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,226.32	\$5,226.32
Local PILOT:	\$10,052.86	\$10,052.86
School District PILOT:	\$15,620.82	\$15,620.82
Total PILOTS:	\$30,900	\$30,900

Net Exemptions: \$147,684

Project Employment Information

# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	4
Average estimated annual salary of jobs to be created.(at Current market rates):	27,170
Annualized salary Range of Jobs to be Created:	22,000 To: 40,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	3
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	3

Location of Project

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

Applicant Information

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

Project Status

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

Annual Report for Troy Industrial Development Authority
Fiscal Year Ending: 12/31/2017

Run Date: 05/16/2018
Status: CERTIFIED

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
34	\$4,771,738.82	\$1,563,630.35	\$3,208,108.47	598.5

Annual Report for Troy Industrial Development Authority
Fiscal Year Ending: 12/31/2017

Run Date: 05/16/2018
Status: CERTIFIED

Additional Comments: