

**Governance Information (Authority-Related)**

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	<a href="http://www.yonkersida.com/sites/default/files/IDA%20Signed%20Final%202016%20Annual%20Report%20Summary.pdf">http://www.yonkersida.com/sites/default/files/IDA%20Signed%20Final%202016%20Annual%20Report%20Summary.pdf</a>
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="http://www.yonkersida.com/sites/default/files/YIDA%20-%20Final%20Communication%20of%20Internal%20Control.pdf">http://www.yonkersida.com/sites/default/files/YIDA%20-%20Final%20Communication%20of%20Internal%20Control.pdf</a>
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	<a href="http://www.yonkersida.com/sites/default/files/Organizational%20chart%20YIDA%202016_0.pdf">http://www.yonkersida.com/sites/default/files/Organizational%20chart%20YIDA%202016_0.pdf</a>
6. Are any Authority staff also employed by another government agency?	No	
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	<a href="http://www.yonkersida.com/sites/default/files/2016%20Mission%20Statement.pdf">http://www.yonkersida.com/sites/default/files/2016%20Mission%20Statement.pdf</a>
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		<a href="http://www.yonkersida.com/sites/default/files/IDA%20Signed%20Final%20Measurement%20Report.pdf">http://www.yonkersida.com/sites/default/files/IDA%20Signed%20Final%20Measurement%20Report.pdf</a>

**Governance Information (Board-Related)**

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	No	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		<a href="http://www.yonkersida.com/sites/default/files/YIDA%20Committees%202016.pdf">http://www.yonkersida.com/sites/default/files/YIDA%20Committees%202016.pdf</a>
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		<a href="http://www.yonkersida.com/NewsNotices">http://www.yonkersida.com/NewsNotices</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="http://www.yonkersida.com/sites/default/files/By-Laws%20Adopted%206%2026%202013%20Accessible%20Version.pdf">http://www.yonkersida.com/sites/default/files/By-Laws%20Adopted%206%2026%202013%20Accessible%20Version.pdf</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="http://www.yonkersida.com/sites/default/files/Code%20of%20Ethics_2.pdf">http://www.yonkersida.com/sites/default/files/Code%20of%20Ethics_2.pdf</a>
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	

	Response	URL
874(4) of GML?		

Board of Directors Listing

Name	Ball, Sr., Martin	Name	Spano, Michael
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	By Virtue of Position
Term Start Date	06/01/2014	Term Start Date	01/01/2012
Term Expiration Date	05/31/2019	Term Expiration Date	Ex-Officio
Title		Title	Mayor
Has the Board member appointed a designee?		Has the Board member appointed a designee?	No
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	Yes
Nominated By	Ex-Officio	Nominated By	Other
Appointed By	Ex-Officio	Appointed By	Other
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?	Yes

Board of Directors Listing

Name	Gerry, Susan	Name	Singer, Cecile
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	06/01/2013	Term Start Date	06/01/2016
Term Expiration Date	05/31/2018	Term Expiration Date	05/31/2018
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Ex-Officio	Nominated By	Ex-Officio
Appointed By	Ex-Officio	Appointed By	Ex-Officio
Confirmed by Senate?	No	Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Maccariello, Robert	Name	Nacerino, Melissa
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	06/01/2013	Term Start Date	07/21/2015
Term Expiration Date	05/31/2015	Term Expiration Date	05/31/2020
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Ex-Officio	Nominated By	Ex-Officio
Appointed By	Ex-Officio	Appointed By	Ex-Officio
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

<u>Board of Directors Listing</u>	
Name	Kischak, Peter
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	06/01/2013
Term Expiration Date	05/31/2017
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Ex-Officio
Appointed By	Ex-Officio
Confirmed by Senate?	No
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

**Staff Listing**

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Carmody, John	Bookkeeper	Administrative and Clerical				FT	No	40,000.00	15,846.26	0	0	0	0	15,846.26	No	
Jenkins, Kenneth	President	Executive				PT	No	60,000.00	60,230.71	0	0	0	0	60,230.71	No	
Lyras, Mary	Chief Fiscal Officer	Executive				FT	No	80,000.00	45,898.38	0	0	0	0	45,898.38	No	
McGill, Jaime	Executive Director	Executive				FT	No	85,000.00	90,090.17	0	0	0	0	90,090.17	No	
Mehra, Deepika	Chief Fiscal Officer	Executive				FT	No	80,000.00	41,854.77	0	0	0	0	41,854.77	No	
RODRIGUEZ, FIONA	ADMINISTRATIVE ASSISTANT	Administrative and Clerical	YONKERS INDUSTRIAL DEVELOPMENT AGENCY	N/A	N/A	FT	No	48,304.00	48,668.25	0	0	0	0	48,668.25	No	



**Benefit Information**

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

No

**Board Members**

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
Nacerino, Melissa	Board of Directors												X	
Spano, Michael	Board of Directors												X	
Gerry, Susan	Board of Directors												X	
Ball, Sr., Martin	Board of Directors												X	
Singer, Cecile	Board of Directors												X	
Maccariello, Robert	Board of Directors												X	
Kischak, Peter	Board of Directors												X	

**Staff**

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

Subsidiary/Component Unit Verification

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

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

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

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

Summary Financial Information

## SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
<b>Current Assets</b>	
Cash and cash equivalents	\$3,164,283
Investments	\$0
Receivables, net	\$2,658,928
Other assets	\$431,667
<b>Total Current Assets</b>	<b>\$6,254,878</b>
<b>Noncurrent Assets</b>	
Restricted cash and investments	\$924,658
Long-term receivables, net	\$0
Other assets	\$0
<b>Capital Assets</b>	
Land and other nondepreciable property	\$5,782,892
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$5,782,892
<b>Total Noncurrent Assets</b>	<b>\$6,707,550</b>
<b>Total Assets</b>	<b>\$12,962,428</b>

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

**Current Liabilities**

Accounts payable	\$64,602
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$191,588
Deferred revenues	\$158,270
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$388,696
<b>Total Current Liabilities</b>	<b>\$803,156</b>

**Noncurrent Liabilities**

Pension contribution payable	\$418,278
Other post-employment benefits	\$0
Bonds and notes payable	\$137,673
Long Term Leases	\$0
Other long-term obligations	\$1,586,401
<b>Total Noncurrent Liabilities</b>	<b>\$2,142,352</b>

**Total Liabilities**

**\$2,945,508**

Net Asset (Deficit)

**Net Asset**

Invested in capital assets, net of related debt	\$4,058,818
Restricted	\$649,321
Unrestricted	\$5,308,781
<b>Total Net Assets</b>	<b>\$10,016,920</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$1,527,996
Rental & financing income	\$41,858
Other operating revenues	\$387,274
<b>Total Operating Revenue</b>	<b>\$1,957,128</b>

Operating Expenses

Salaries and wages	\$297,333
Other employee benefits	\$111,621
Professional services contracts	\$192,004
Supplies and materials	\$22,431
Depreciation & amortization	\$550,811
Other operating expenses	\$180,851
<b>Total Operating Expenses</b>	<b>\$1,355,051</b>

Operating Income (Loss) **\$602,077**

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$1,172,350
<b>Total Nonoperating Revenue</b>	<b>\$1,172,350</b>

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$1,293,936
<b>Total Nonoperating Expenses</b>	<b>\$1,293,936</b>
<b>Income (Loss) Before Contributions</b>	<b>\$480,491</b>
Capital Contributions	\$0
Change in net assets	\$480,491
Net assets (deficit) beginning of year	\$9,536,429
Other net assets changes	\$0
Net assets (deficit) at end of year	\$10,016,920

**Current Debt**

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

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

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

**Schedule of Authority Debt**

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
<b>State Obligation</b>					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
<b>Authority Obligation</b>					
General Obligation					
Revenue					
Other Non-State Funded					
<b>Conduit</b>					
Conduit Debt	0.00	208,869,930.00	0.00	12,907,571.00	195,962,359.00
Conduit Debt - Pilot Increment Financing					



Real Property Acquisition/Disposal List

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

Personal Property

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

**Property Documents**

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="http://www.yonkersida.com/sites/default/files/2016%20IDA%20Property%20Schedule.pdf">http://www.yonkersida.com/sites/default/files/2016%20IDA%20Property%20Schedule.pdf</a>
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	<a href="http://www.yonkersida.com/sites/default/files/YIDA%20Guidelines-%20disposal%20real%20property_1.pdf">http://www.yonkersida.com/sites/default/files/YIDA%20Guidelines-%20disposal%20real%20property_1.pdf</a>
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

IDA Projects

1.

General Project Information

Project Code: 55070006A  
Project Type: Bonds/Notes Issuance  
Project Name: 11-23 St Casimir Avenue LP

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

Total Project Amount: \$10,000,000.00  
Benefited Project Amount: \$9,695,000.00  
Bond/Note Amount: \$9,695,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 12/18/2000  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/28/2000  
or Leasehold Interest:  
Year Financial Assitance is 2042  
planned to End:  
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been gr

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$35,723.65  
Local Property Tax Exemption: \$75,896.87  
School Property Tax Exemption: \$162,681.07  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$274,301.59  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,698	\$2,698
Local PILOT:	\$17,302	\$17,302
School District PILOT:	\$0	\$0
Total PILOTS:	\$20,000	\$20,000

Net Exemptions: \$254,301.59

Location of Project

Address Line1: 11-23 Casmir Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

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

Applicant Information

Applicant Name: Arco Management  
Address Line1: 4 Executive Drive  
Address Line2:  
City: SUFFERN  
State: NY  
Zip - Plus4: 10901  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

2.

General Project Information

Project Code: 55071610A  
Project Type: Straight Lease  
Project Name: 1175 Warburton

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

Total Project Amount: \$20,732,165.00  
Benefited Project Amount: \$610,961.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/16/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/04/2016  
or Leasehold Interest:  
Year Financial Assitance is 2023  
planned to End:  
Notes: Project will be a three story rental apartment building, contributing to the ongoing revitalization of our Warburton Avenue area.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$34,595.84  
Local Sales Tax Exemption: \$42,163.69  
County Real Property Tax Exemption: \$0  
Local Property Tax Exemption: \$0  
School Property Tax Exemption: \$0  
Mortgage Recording Tax Exemption: \$279,000  
Total Exemptions: \$355,759.53  
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: \$355,759.53

Location of Project

Address Line1: 1171-1183 Warburton Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 2  
Average estimated annual salary of jobs to be created.(at Current market rates): 50,000  
Annualized salary Range of Jobs to be Created: 45,000 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: 2  
# of FTE Construction Jobs during fiscal year: 10  
Net Employment Change: 2

Applicant Information

Applicant Name: 1175 Warburton Avenue LLC  
Address Line1: 100 Summit Lake Drive  
Address Line2: Suite 235  
City: VALHALLA  
State: NY  
Zip - Plus4: 10595  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

3.

General Project Information

Project Code: 55070802A  
Project Type: Straight Lease  
Project Name: 326 Riverdale Owners LLC

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

Total Project Amount: \$54,067,586.00  
Benefited Project Amount: \$28,300,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/03/2008  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/31/2008  
or Leasehold Interest:  
Year Financial Assitance is 2038  
planned to End:  
Notes: Develop new affordable workforce housing on formerly vacant lots. Construction was completed in 2011.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$55,452.64  
Local Property Tax Exemption: \$117,812.21  
School Property Tax Exemption: \$117,812.21  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$291,077.06  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,546.53	\$15,546.53
Local PILOT:	\$103,858.47	\$103,858.47
School District PILOT:	\$0	\$0
Total PILOTS:	\$119,405	\$119,405

Net Exemptions: \$171,672.06

Location of Project

Address Line1: 330 Riverdale Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10705  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000  
Annualized salary Range of Jobs to be Created: 40,000 To: 45,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 3  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 3

Applicant Information

Applicant Name: 326 Riverdale Owners LLC  
Address Line1: 1865 Palmer Avenue  
Address Line2: Suite 203  
City: LARCHMONT  
State: NY  
Zip - Plus4: 10538  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

4.

General Project Information

Project Code: 55071410A  
Project Type: Straight Lease  
Project Name: 555 Storage Group Inc.

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

Total Project Amount: \$20,000,000.00  
Benefited Project Amount: \$923,250.00

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/24/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2024  
planned to End:  
Notes: Construction of 150 room hotel

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$117,942.99  
Local Sales Tax Exemption: \$143,743.01  
County Real Property Tax Exemption: \$22,496  
Local Property Tax Exemption: \$47,794  
School Property Tax Exemption: \$102,444  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$434,420.00

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$26,554.03	\$26,554.03
Local PILOT:	\$177,393.97	\$177,393.97
School District PILOT:	\$0	\$0
Total PILOTS:	\$203,948	\$203,948

Net Exemptions: \$230,472

Location of Project

Address Line1: 555 Tuckahoe Road  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 50  
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000  
Annualized salary Range of Jobs to be Created: 22,000 To: 100,000  
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: 37  
# of FTE Construction Jobs during fiscal year: 150  
Net Employment Change: 37

Applicant Information

Applicant Name: 555 Storage Group Inc.  
Address Line1: 120 Old Post Road  
Address Line2:  
City: RYE  
State: NY  
Zip - Plus4: 10580  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

5.

General Project Information

Project Code: 55070905A  
Project Type: Straight Lease  
Project Name: 86 Main LLC

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

Total Project Amount: \$9,025,000.00  
Benefited Project Amount: \$9,025,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/30/2009  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/31/2010  
or Leasehold Interest:  
Year Financial Assitance is 2020  
planned to End:  
Notes: Assisted a company with taking over a commercial building in need of renovations to attract business tenants.

Location of Project

Address Line1: 159 Alexander Street  
Address Line2: C/O Excelsior Packaging Group, Inc  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: 86 Main LLC  
Address Line1: 159 Alexander Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
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: \$23,114.64  
Local Property Tax Exemption: \$49,108.34  
School Property Tax Exemption: \$105,261.21  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$177,484.19  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$26,040	\$26,040
Local PILOT:	\$173,960	\$173,960
School District PILOT:	\$0	\$0
Total PILOTS:	\$200,000	\$200,000

Net Exemptions: -\$22,515.81

Project Employment Information

# of FTEs before IDA Status: 10  
Original Estimate of Jobs to be created: 30  
Average estimated annual salary of jobs to be created.(at Current market rates): 45,000  
Annualized salary Range of Jobs to be Created: 25,000 To: 45,000  
Original Estimate of Jobs to be Retained: 10  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000  
Current # of FTEs: 40  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 30

Project Status

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



IDA Projects

6.

General Project Information

Project Code: 55070602A  
Project Type: Straight Lease  
Project Name: Animal Specialty Center, LLC

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

Total Project Amount: \$9,000,000.00  
Benefited Project Amount: \$5,900,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/07/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/22/2006  
or Leasehold Interest:  
Year Financial Assitance is 2017  
planned to End:  
Notes: Bring new business to Yonkers. High quality jobs, new taxes. Provide unique service to the community.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$20,246.4  
Local Property Tax Exemption: \$43,014.6  
School Property Tax Exemption: \$92,199.6  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$155,460.60  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$19,001.65	\$19,001.65
Local PILOT:	\$117,138.37	\$117,138.37
School District PILOT:	\$0	\$0
Total PILOTS:	\$136,140.02	\$136,140.02

Net Exemptions: \$19,320.58

Location of Project

Address Line1: 9 Odell Plaza  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 75  
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: 98  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 98

Applicant Information

Applicant Name: "Animal Specialty Center, LLC"  
Address Line1: 9 Odell Plaza  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

7.

General Project Information

Project Code: 55070907A  
Project Type: Straight Lease  
Project Name: Ashburton Ave I, LP

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

Total Project Amount: \$19,100,000.00  
Benefited Project Amount: \$8,332,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/26/2009  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/11/2010  
or Leasehold Interest:  
Year Financial Assitance is 2052  
planned to End:  
Notes: Affordable rental housing for seniors.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$20,246.4  
Local Property Tax Exemption: \$43,014.6  
School Property Tax Exemption: \$92,199.6  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$155,460.60  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,911.43	\$6,911.43
Local PILOT:	\$46,171.74	\$46,171.74
School District PILOT:	\$0	\$0
Total PILOTS:	\$53,083.17	\$53,083.17

Net Exemptions: \$102,377.43

Location of Project

Address Line1: 110-126 Ashburton Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 2  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 36,000 To: 58,000  
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

Applicant Information

Applicant Name: "Ashburton Ave I, LP"  
Address Line1: 340 Pemberwick Rd  
Address Line2:  
City: GREENWICH  
State: CT  
Zip - Plus4: 06831  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

8.

General Project Information

Project Code: 55071303A  
Project Type: Straight Lease  
Project Name: CAHOKIA LLC

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

Total Project Amount: \$4,000,000.00  
Benefited Project Amount: \$117,250.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/18/2013  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/18/2013  
or Leasehold Interest:  
Year Financial Assitance is 2023  
planned to End:  
Notes: City Jail converted into Art gallery.  
Community Development

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$715.57  
Local Sales Tax Exemption: \$872.09  
County Real Property Tax Exemption: \$23,080.9  
Local Property Tax Exemption: \$49,036.64  
School Property Tax Exemption: \$105,107.54  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$178,812.74  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$847.6	\$847.6
Local PILOT:	\$5,662.4	\$5,662.4
School District PILOT:	\$0	\$0
Total PILOTS:	\$6,510	\$6,510

Net Exemptions: \$172,302.74

Location of Project

Address Line1: 24 ALEXANDER STREET  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 1  
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000  
Annualized salary Range of Jobs to be Created: 60,000 To: 80,000  
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: 15  
Net Employment Change: 0

Applicant Information

Applicant Name: CAHOKIA LLC  
Address Line1: 52 E 78TH STREET #10C  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10075  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

9.

General Project Information

Project Code: 55071506A  
Project Type: Straight Lease  
Project Name: CCNA Realty

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

Total Project Amount: \$13,500,000.00  
Benefited Project Amount: \$443,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 05/19/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/01/2015  
or Leasehold Interest:  
Year Financial Assitance is 2020  
planned to End:  
Notes: the renovation of two currently unfinished/vacant floors at the property in order to fully lease the premises

Location of Project

Address Line1: 470 Nepperhan Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: CCNA Realty  
Address Line1: 165 Wyndcliff Road  
Address Line2:  
City: SCARSDALE  
State: NY  
Zip - Plus4: 10583  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$6,205.25  
Local Sales Tax Exemption: \$7,562.65  
County Real Property Tax Exemption: \$24,891.82  
Local Property Tax Exemption: \$52,884.06  
School Property Tax Exemption: \$113,354.29  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$204,898.07  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,425.37	\$6,425.37
Local PILOT:	\$42,924.63	\$42,924.63
School District PILOT:	\$0	\$0
Total PILOTS:	\$49,350	\$49,350

Net Exemptions: \$155,548.07

Project Employment Information

# of FTEs before IDA Status: 25  
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 To: 0  
Original Estimate of Jobs to be Retained: 25  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 37  
# of FTE Construction Jobs during fiscal year: 3  
Net Employment Change: 12

Project Status

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

IDA Projects

10.

General Project Information

Project Code: 55071606A  
Project Type: Straight Lease  
Project Name: CCNA Realty

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

Total Project Amount: \$13,500,000.00  
Benefited Project Amount: \$443,000.00

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

Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 05/19/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/01/2015  
or Leasehold Interest:  
Year Financial Assitance is 2022  
planned to End:

Notes: The proposed project would manufacture and sell luxury clothing, furthering the redevelopment efforts in downtown Yonkers and help boost local economy.

Location of Project

Address Line1: 470 Nepperhan Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Leggiadro International, Inc."  
Address Line1: 8 West 36th Street  
Address Line2: 9th Floor  
City: NEW YORK  
State: NY  
Zip - Plus4: 10018  
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: \$3,239.42  
Local Property Tax Exemption: \$6,882.34  
School Property Tax Exemption: \$14,751.94  
Mortgage Recording Tax Exemption: \$20,700  
Total Exemptions: \$45,573.70

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: \$45,573.7

Project Employment Information

# of FTEs before IDA Status: 25  
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: 30,000 To: 125,000  
Original Estimate of Jobs to be Retained: 25  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (25)

Project Status

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

IDA Projects

11.

General Project Information

Project Code: 55071001A  
Project Type: Straight Lease  
Project Name: Central Ave Chrysler Jeep Dodge, Inc

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

Total Project Amount: \$1,000,000.00  
Benefited Project Amount: \$1,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/30/2010  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/01/2010  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: Help business renovate and expand operations. Project terminated in 2016

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 1839 Central Park Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 70  
Original Estimate of Jobs to be created: 10  
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000  
Annualized salary Range of Jobs to be Created: 40,000 To: 40,000  
Original Estimate of Jobs to be Retained: 70  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 48,000  
Current # of FTEs: 92  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 22

Applicant Information

Applicant Name: "Central Ave Chrysler Jeep Dodge,  
Address Line1: 1839 Central Park Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

12.

General Project Information

Project Code: 55071609A  
Project Type: Straight Lease  
Project Name: Cintas

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

Total Project Amount: \$27,100,000.00  
Benefited Project Amount: \$834,250.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/24/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/03/2016  
or Leasehold Interest:  
Year Financial Assitance is 2022  
planned to End:  
Notes: Project will be the base of service operations supporting over 30,000 uniform wearers, serbing the customers at their own place of business through di

Location of Project

Address Line1: 325 Corporate Blvd.  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Cintas Corporation  
Address Line1: 6800 Cintas Blvd  
Address Line2: PO Box 625737  
City: CINCINNATI  
State: OH  
Zip - Plus4: 45262  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$241,411.71  
Local Sales Tax Exemption: \$294,220.52  
County Real Property Tax Exemption: \$1,518.48  
Local Property Tax Exemption: \$3,226.1  
School Property Tax Exemption: \$6,914.97  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$547,291.78  
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: \$547,291.78

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 78  
Average estimated annual salary of jobs to be created.(at Current market rates): 40,000  
Annualized salary Range of Jobs to be Created: 16,000 To: 150,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 40,000  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 19  
Net Employment Change: 0

Project Status

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



IDA Projects

13.

General Project Information

Project Code: 55070603A  
Project Type: Straight Lease  
Project Name: Collins Phase II

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

Total Project Amount: \$110,000,000.00  
Benefited Project Amount: \$87,500,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/07/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/30/2006  
or Leasehold Interest:  
Year Financial Assitance is 2018  
planned to End:  
Notes: Jumpstart development of Waterfront.  
Provide population base of residents to support Downtown development.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$173,552.14  
Local Property Tax Exemption: \$368,721.15  
School Property Tax Exemption: \$790,334.97  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,332,608.26  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$188,790	\$188,790
Local PILOT:	\$1,261,210	\$1,261,210
School District PILOT:	\$0	\$0
Total PILOTS:	\$1,450,000	\$1,450,000

Net Exemptions: -\$117,391.74

Location of Project

Address Line1: "1 Alexander St., 75 Dock St., 26  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 8  
Average estimated annual salary of jobs to be created.(at Current market rates): 31,000  
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: 4  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 4

Applicant Information

Applicant Name: Collins Yonkers II  
Address Line1: 2001 West Main Street, Suite 175  
Address Line2:  
City: STAMFORD  
State: CT  
Zip - Plus4: 06902  
Province/Region:  
Country: USA

Project Status

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



IDA Projects

14.

General Project Information

Project Code: 55070505A  
Project Type: Bonds/Notes Issuance  
Project Name: Consumers Union

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

Total Project Amount: \$47,300,000.00  
Benefited Project Amount: \$47,300,000.00  
Bond/Note Amount: \$47,300,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 12/08/2005  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/31/1991  
or Leasehold Interest:  
Year Financial Assitance is 2036  
planned to End:  
Notes: Multiphase project. Assist new employer in purchasing the former Gestetner site vacant office building. Assist Company expansion more property, expansion of bu

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$229,054.27  
Local Property Tax Exemption: \$486,638.51  
School Property Tax Exemption: \$1,043,084.81  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,758,777.59  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$178,464.4	\$178,464.4
School District PILOT:	\$0	\$0
Total PILOTS:	\$178,464.4	\$178,464.4

Net Exemptions: \$1,580,313.19

Location of Project

Address Line1: 101 Truman Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 315  
Average estimated annual salary of jobs to be created.(at Current market rates): 76,000  
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: 505  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 505

Applicant Information

Applicant Name: Consumers Union of United States  
Address Line1: 101 Truman Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

15.

General Project Information

Project Code: 55071108A  
Project Type: Straight Lease  
Project Name: Cromwell Tower

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

Total Project Amount: \$61,545,000.00  
Benefited Project Amount: \$61,545,000.00

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 10/26/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/01/2011  
or Leasehold Interest:  
Year Financial Assitance is 2042  
planned to End:

Notes: Improve stock of affordable workforce housing; quality of life for residents and workforce; PILOT commences 2012

Location of Project

Address Line1: 77 Locust Hill Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: GPJ Cromwell Limited Partnership  
Address Line1: 15 West 39 Street  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10018  
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: \$65,395.87  
Local Property Tax Exemption: \$138,937.16  
School Property Tax Exemption: \$297,804.71  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$502,137.74

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$26,632.41	\$26,632.41
Local PILOT:	\$177,917.59	\$177,917.59
School District PILOT:	\$0	\$0
Total PILOTS:	\$204,550	\$204,550

Net Exemptions: \$297,587.74

Project Employment Information

# of FTEs before IDA Status: 8  
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  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000  
Current # of FTEs: 9  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 1

Project Status

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

IDA Projects

16.

General Project Information

Project Code: 55070706A  
Project Type: Straight Lease  
Project Name: Cross County/Brooks Shopping Centers LLC

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

Total Project Amount: \$250,000,000.00  
Benefited Project Amount: \$250,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/19/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 07/11/2007  
or Leasehold Interest:  
Year Financial Assitance is 2023  
planned to End:  
Notes: In 2008 project amount increased by \$100,967,135. 55 year old retail mall in need of major restoration. Upgrade and expansion of facilities will create an a

Location of Project

Address Line1: "Central Park Ave, Kimball Ave, Vr  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Brook Shopping Center LLC  
Address Line1: C/O Macerich Company 1125 Pittsfor  
Address Line2: Suite 220  
City: PITTSFORD  
State: NY  
Zip - Plus4: 14534  
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: \$612,194.9  
Local Property Tax Exemption: \$1,300,642.02  
School Property Tax Exemption: \$2,787,859.79  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$4,700,696.71  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$539,600	\$539,600
Local PILOT:	\$3,460,400	\$3,460,400
School District PILOT:	\$0	\$0
Total PILOTS:	\$4,000,000	\$4,000,000

Net Exemptions: \$700,696.71

Project Employment Information

# of FTEs before IDA Status: 1,954  
Original Estimate of Jobs to be created: 275  
Average estimated annual salary of jobs to be created.(at Current market rates): 30,000  
Annualized salary Range of Jobs to be Created: 18,800 To: 35,000  
Original Estimate of Jobs to be Retained: 1,954  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000  
Current # of FTEs: 2,743  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 789

Project Status

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

IDA Projects

17.

General Project Information

Project Code: 55070701A  
Project Type: Straight Lease  
Project Name: Croton Heights

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

Total Project Amount: \$24,843,554.00  
Benefited Project Amount: \$12,421,777.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 02/01/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/29/2007  
or Leasehold Interest:  
Year Financial Assitance is 2057  
planned to End:  
Notes: Assist in HOPE VI redevelopment of Ashburton Avenue Corridor. Provide new quality affordable housing.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$15,989.03  
Local Property Tax Exemption: \$33,969.59  
School Property Tax Exemption: \$72,812.07  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$122,770.69  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,463	\$8,463
Local PILOT:	\$56,537	\$56,537
School District PILOT:	\$0	\$0
Total PILOTS:	\$65,000	\$65,000

Net Exemptions: \$57,770.69

Location of Project

Address Line1: 193 Ashburton Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

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): 60,000  
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: 1  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 1

Applicant Information

Applicant Name: "Croton Heights I, LP"  
Address Line1: 340 Pemberwick Rd  
Address Line2:  
City: GREENWICH  
State: CT  
Zip - Plus4: 06831  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

18.

General Project Information

Project Code: 55070703A  
Project Type: Straight Lease  
Project Name: FSG Yonkers Hotel, LLC

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

Total Project Amount: \$27,656,000.00  
Benefited Project Amount: \$17,875,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/11/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/01/2008  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: Bring new business to Yonkers. Help provide much needed hotel service to the city. Help Company manage the gap in room prices between Yonkers and other

Location of Project

Address Line1: 160 Executive Drive  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "FSG Yonkers Hotel, LLC"  
Address Line1: P.O.Box 4430  
Address Line2:  
City: MANCHESTER  
State: NH  
Zip - Plus4: 03108  
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: \$80,985.6  
Local Property Tax Exemption: \$172,058.4  
School Property Tax Exemption: \$368,798.4  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$621,842.40  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$70,862.4	\$70,862.4
Local PILOT:	\$473,249.7	\$473,249.7
School District PILOT:	\$0	\$0
Total PILOTS:	\$544,112.1	\$544,112.1

Net Exemptions: \$77,730.3

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): 24,960  
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: 24  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 24

Project Status

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

IDA Projects

19.

General Project Information

Project Code: 55071406A  
Project Type: Straight Lease  
Project Name: Fast Linen Services Inc.

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

Total Project Amount: \$4,217,426.00  
Benefited Project Amount: \$103,296.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 04/17/2013  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 07/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: Purchase and renovate existing facility. Project paid PILOT late

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$9,279.6  
Local Property Tax Exemption: \$19,715.03  
School Property Tax Exemption: \$42,258.15  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$71,252.78  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,284.24	\$8,659.08
Local PILOT:	\$57,221.76	\$57,846.92
School District PILOT:	\$0	\$0
Total PILOTS:	\$66,506	\$66,506

Net Exemptions: \$4,746.78

Location of Project

Address Line1: 945 Nepperhan Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000  
Annualized salary Range of Jobs to be Created: 18,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 41  
# of FTE Construction Jobs during fiscal year: 10  
Net Employment Change: 41

Applicant Information

Applicant Name: Fast Linen Services Inc.  
Address Line1: 945 Nepperhan Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

20.

General Project Information

Project Code: 55071405A  
Project Type: Straight Lease  
Project Name: Grant Park II

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

Total Project Amount: \$22,300,000.00  
Benefited Project Amount: \$755,750.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/11/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 05/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2042  
planned to End:  
Notes: Affordable rentals consisting of 56  
1,2,3 bedroom apartments.

Location of Project

Address Line1: 1 and 5 Whetstone Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Grant Park II  
Address Line1: 340 Pemberwick Rd  
Address Line2:  
City: GREENWICH  
State: CT  
Zip - Plus4: 06831  
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: \$3,790.58  
Local Property Tax Exemption: \$8,053.29  
School Property Tax Exemption: \$17,261.81  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$29,105.68  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,557	\$4,557
Local PILOT:	\$30,443	\$30,443
School District PILOT:	\$0	\$0
Total PILOTS:	\$35,000	\$35,000

Net Exemptions: -\$5,894.32

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 1  
Average estimated annual salary of jobs to be created.(at Current market rates): 50,000  
Annualized salary Range of Jobs to be Created: 0 To: 50,000  
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: 0  
Net Employment Change: 0

Project Status

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



IDA Projects

21.

General Project Information

Project Code: 55070101A  
Project Type: Bonds/Notes Issuance  
Project Name: Greyston Bakery

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

Total Project Amount: \$9,800,000.00  
Benefited Project Amount: \$4,900,000.00  
Bond/Note Amount: \$3,125,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 12/18/2001  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/01/2001  
or Leasehold Interest:  
Year Financial Assitance is 2031  
planned to End:  
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Grow existing Yonkers business that provides jobs for a challenged popu

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$9,054.64  
Local Property Tax Exemption: \$19,237.09  
School Property Tax Exemption: \$41,233.71  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$69,525.44  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,490	\$3,490
Local PILOT:	\$21,510	\$21,510
School District PILOT:	\$0	\$0
Total PILOTS:	\$25,000	\$25,000

Net Exemptions: \$44,525.44

Location of Project

Address Line1: 104 Alexander St  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 42  
Original Estimate of Jobs to be created: 10  
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: 42  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 121  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 79

Applicant Information

Applicant Name: Greyston Foundation Inc  
Address Line1: 104 Alexander Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Status

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



IDA Projects

22.

General Project Information

Project Code: 55070305A  
Project Type: Bonds/Notes Issuance  
Project Name: Herriott St Jackson Terrace

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

Total Project Amount: \$17,000,000.00  
Benefited Project Amount: \$16,400,000.00  
Bond/Note Amount: \$16,400,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 10/23/2003  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/16/2004  
or Leasehold Interest:  
Year Financial Assitance is 2036  
planned to End:  
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been gr

Location of Project

Address Line1: 150 Riverdale Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10705  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Marathon Development  
Address Line1: 901 Main Street  
Address Line2: Suite 300  
City: PEEKSKILL  
State: NY  
Zip - Plus4: 10566  
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: \$40,492.8  
Local Property Tax Exemption: \$86,029.2  
School Property Tax Exemption: \$184,399.2  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$310,921.20  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$11,694.86	\$11,694.86
Local PILOT:	\$72,079.18	\$72,079.18
School District PILOT:	\$0	\$0
Total PILOTS:	\$83,774.04	\$83,774.04

Net Exemptions: \$227,147.16

Project Employment Information

# of FTEs before IDA Status: 5  
Original Estimate of Jobs to be created: 1  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 5  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 6  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 1

Project Status

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

IDA Projects

23.

General Project Information

Project Code: 55070704A  
Project Type: Straight Lease  
Project Name: Highland Senior Residence

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

Total Project Amount: \$18,000,000.00  
Benefited Project Amount: \$10,370,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/11/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/21/2007  
or Leasehold Interest:  
Year Financial Assitance is 2038  
planned to End:  
Notes: Provide needed Senior housing at affordable rates and promote workforce housing by making empty nester homes available.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$18,930.38  
Local Property Tax Exemption: \$40,218.65  
School Property Tax Exemption: \$86,206.63  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$145,355.66  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$19,530	\$19,530
Local PILOT:	\$130,470	\$130,470
School District PILOT:	\$0	\$0
Total PILOTS:	\$150,000	\$150,000

Net Exemptions: -\$4,644.34

Location of Project

Address Line1: 34 Highland Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10705  
Province/Region:  
Country: USA

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

Applicant Information

Applicant Name: Highland Senior Housing  
Address Line1: 1 North Macquesten Parkway  
Address Line2: Suite 100  
City: MOUNT VERNON  
State: NY  
Zip - Plus4: 10550  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

24.

General Project Information

Project Code: 55071107A  
Project Type: Straight Lease  
Project Name: Historic Warburton

Project part of another phase or multi phase: Yes  
Original Project Code: 55071006A  
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$10,000,000.00  
Benefited Project Amount: \$10,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/21/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/30/2011  
or Leasehold Interest:  
Year Financial Assitance is 2023  
planned to End:  
Notes: Historic restoration of loftstyle apartments and retail space. Will improve the quality of citys housing stock. PILOT commences 2012.

Location of Project

Address Line1: 44-54 Warburton Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Warburton Riveriew LLC  
Address Line1: 1865 Palmer Rd  
Address Line2:  
City: LARCHMONT  
State: NY  
Zip - Plus4: 10538  
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: \$12,856.46  
Local Property Tax Exemption: \$27,314.27  
School Property Tax Exemption: \$58,546.75  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$98,717.48  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,241.98	\$3,241.98
Local PILOT:	\$21,658.02	\$21,658.02
School District PILOT:	\$0	\$0
Total PILOTS:	\$24,900	\$24,900

Net Exemptions: \$73,817.48

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: 3  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 3

Project Status

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

IDA Projects

25.

General Project Information

Project Code: 55070201A  
Project Type: Straight Lease  
Project Name: Hudson Park Investors

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

Total Project Amount: \$46,600,000.00  
Benefited Project Amount: \$46,600,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/06/2001  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/08/2003  
or Leasehold Interest:  
Year Financial Assitance is 2015  
planned to End:  
Notes: Lease amended 12/2011 now expires 2024. Project jumpstarted development of Waterfront. Provide population base of residents to support Downtown develop

Location of Project

Address Line1: 1 Van Der Donck St  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Hudson Park Investors  
Address Line1: 2001 West Main Street  
Address Line2: Suite 175  
City: STAMFORD  
State: CT  
Zip - Plus4: 06902  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$113,661.04  
Local Property Tax Exemption: \$241,479.19  
School Property Tax Exemption: \$517,598.31  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$872,738.54  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$167,520	\$167,520
Local PILOT:	\$1,032,480	\$1,032,480
School District PILOT:	\$0	\$0
Total PILOTS:	\$1,200,000	\$1,200,000

Net Exemptions: -\$327,261.46

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 10  
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: 4  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 4

Project Status

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

IDA Projects

26.

General Project Information

Project Code: 55079804A  
Project Type: Bonds/Notes Issuance  
Project Name: Hudson Scenic Studios, Inc.

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

Total Project Amount: \$6,360,000.00  
Benefited Project Amount: \$6,360,000.00  
Bond/Note Amount: \$6,360,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 12/21/1998  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/09/1999  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Provided incentives to bring anew company to Yonkers. Manufacturing

Project Tax Exemptions & PILOT Payment Information

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

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

Net Exemptions: \$0

Location of Project

Address Line1: 130 Fernbrook Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10705  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 127  
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: 141  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 141

Applicant Information

Applicant Name: Hudson Scenic Studios  
Address Line1: 130 Fernbrook Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10705  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

27.

General Project Information

Project Code: 55071203A  
Project Type: Straight Lease  
Project Name: Instock Cabinets

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

Total Project Amount: \$2,000,000.00  
Benefited Project Amount: \$1,300,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/22/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/01/2012  
or Leasehold Interest:  
Year Financial Assitance is 2024  
planned to End:  
Notes: Company purchased vacant manufactuirng site to renovate and relocate cabinet making operation to Yonkers.

Location of Project

Address Line1: 630 Yonkers Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10704  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Instock Cabinets  
Address Line1: 630 Yonkers Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10704  
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: \$17,209.44  
Local Property Tax Exemption: \$36,562.41  
School Property Tax Exemption: \$78,369.66  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$132,141.51  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,426.42	\$16,426.42
Local PILOT:	\$109,736.58	\$109,736.58
School District PILOT:	\$0	\$0
Total PILOTS:	\$126,163	\$126,163

Net Exemptions: \$5,978.51

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): 24,000  
Annualized salary Range of Jobs to be Created: 20,000 To: 26,000  
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: 28  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 28

Project Status

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

IDA Projects

28.

General Project Information

Project Code: 55070601A  
Project Type: Bonds/Notes Issuance  
Project Name: JME Associates - Salgra Realty

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

Total Project Amount: \$12,000,000.00  
Benefited Project Amount: \$12,000,000.00  
Bond/Note Amount: \$12,000,000.00

Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable

Not For Profit: No  
Date Project Approved: 03/29/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/25/1988

or Leasehold Interest:  
Year Financial Assitance is 2026  
planned to End:

Notes: Turn abandoned eyesore site into a thriving business. Project terminated in 2016

Project Tax Exemptions & PILOT Payment Information

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

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 1839/ 1915-1919 Central Park Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 39  
Original Estimate of Jobs to be created: 21  
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: 39  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 71  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 32

Applicant Information

Applicant Name: JME Associates LLC  
Address Line1: 1919 Central Park Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province/Region:  
Country: USA

Project Status

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



IDA Projects

29.

General Project Information

Project Code: 55070610A  
Project Type: Straight Lease  
Project Name: Jefferson Terrace LLC

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

Total Project Amount: \$4,400,000.00  
Benefited Project Amount: \$4,400,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 10/31/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/13/2006  
or Leasehold Interest:  
Year Financial Assitance is 2048  
planned to End:  
Notes: Property tax calculated based on assessed value which has not been grieved for decades. Improve stock of affordable workforce housing; quality of

Location of Project

Address Line1: 180 Jefferson Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Jefferson Terrace LLC  
Address Line1: 700 White Plains Rd  
Address Line2:  
City: SCARSDALE  
State: NY  
Zip - Plus4: 10583  
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: \$62,966.3  
Local Property Tax Exemption: \$133,775.41  
School Property Tax Exemption: \$286,740.76  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$483,482.47  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,579.54	\$13,579.54
Local PILOT:	\$88,745.24	\$88,745.24
School District PILOT:	\$0	\$0
Total PILOTS:	\$102,324.78	\$102,324.78

Net Exemptions: \$381,157.69

Project Employment Information

# of FTEs before IDA Status: 3  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 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: (1)

Project Status

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



IDA Projects

30.

General Project Information

Project Code: 55071106A  
Project Type: Straight Lease  
Project Name: Kimber Manufacturing Inc.

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

Total Project Amount: \$1,715,000.00  
Benefited Project Amount: \$1,715,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/21/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/01/2011  
or Leasehold Interest:  
Year Financial Assitance is 2017  
planned to End:  
Notes: Assistance ensured manufacturing company remained and expanded in Yonkers. A new location suited to company's warehousing and shipping needs

Location of Project

Address Line1: 1 Lawton Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10705  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Kimber Manufacturing , Inc."  
Address Line1: 1 Lawton Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10705  
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: \$18,646.93  
Local Property Tax Exemption: \$39,616.45  
School Property Tax Exemption: \$84,915.83  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$143,179.21  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,470.49	\$13,470.49
Local PILOT:	\$89,989.51	\$89,989.51
School District PILOT:	\$0	\$0
Total PILOTS:	\$103,460	\$103,460

Net Exemptions: \$39,719.21

Project Employment Information

# of FTEs before IDA Status: 395  
Original Estimate of Jobs to be created: 82  
Average estimated annual salary of jobs to be created.(at Current market rates): 42,000  
Annualized salary Range of Jobs to be Created: 35,000 To: 80,000  
Original Estimate of Jobs to be Retained: 395  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 47,000  
Current # of FTEs: 735  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 340

Project Status

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

IDA Projects

31.

General Project Information

Project Code: 55071102A  
Project Type: Straight Lease  
Project Name: Kubasek

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

Total Project Amount: \$13,800,000.00  
Benefited Project Amount: \$10,675,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/29/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/23/2011  
or Leasehold Interest:  
Year Financial Assitance is 2041  
planned to End:  
Notes: Affordable rental housing for seniors.  
PILOT commences 2012.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$38,243.2  
Local Property Tax Exemption: \$81,249.8  
School Property Tax Exemption: \$174,154.8  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$293,647.80  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$24,535.68	\$24,535.68
Local PILOT:	\$151,221.32	\$151,221.32
School District PILOT:	\$0	\$0
Total PILOTS:	\$175,757	\$175,757

Net Exemptions: \$117,890.8

Location of Project

Address Line1: 406 Walnut street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 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: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 35,000  
Current # of FTEs: 3  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (2)

Applicant Information

Applicant Name: Kubaesk Owners LLC  
Address Line1: 1735 Park Ave - 3rd floor  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10035  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

32.

General Project Information

Project Code: 55071502A  
Project Type: Straight Lease  
Project Name: L&A Acquisition

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

Total Project Amount: \$25,700,000.00  
Benefited Project Amount: \$605,815.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/21/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/31/2015  
or Leasehold Interest:  
Year Financial Assitance is 2021  
planned to End:  
Notes: The facility will be unique in providing care to ventilator dependent patients, which only exists in one other location in Westchester in the ski

Location of Project

Address Line1: 120 Odell Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: L&A Acquistion  
Address Line1: 120 Odell Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$12,759.81  
Local Sales Tax Exemption: \$15,551.02  
County Real Property Tax Exemption: \$127,147.39  
Local Property Tax Exemption: \$270,131.69  
School Property Tax Exemption: \$579,013.49  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,004,603.40  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$39,374.24
Local PILOT:	\$0	\$263,039.26
School District PILOT:	\$0	\$0
Total PILOTS:	\$0	\$302,413.5

Net Exemptions: \$1,004,603.4

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 190  
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000  
Annualized salary Range of Jobs to be Created: 40,000 To: 250,000  
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: 129  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 129

Project Status

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

IDA Projects

33.

General Project Information

Project Code: 55071104A  
Project Type: Straight Lease  
Project Name: Larkin Garage

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

Total Project Amount: \$10,865,000.00  
Benefited Project Amount: \$10,865,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$68,577  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/29/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/05/2011  
or Leasehold Interest:  
Year Financial Assitance is 2060  
planned to End:  
Notes: Construction of a 300 space parking garage at 10 Woodworth Ave. Annual lease payment is due less amounts paid by YEDC and CDA.

Location of Project

Address Line1: 10 Woodworth Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Yonkers Larkin Garage, Inc."  
Address Line1: 708 Third Ave  
Address Line2: Suite 710  
City: NEW YORK  
State: NY  
Zip - Plus4: 10017  
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: \$148,265.51  
Local Property Tax Exemption: \$314,998.31  
School Property Tax Exemption: \$675,182.79  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,138,446.61  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$1,138,446.61

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): 40,000  
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: 4  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 4

Project Status

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

IDA Projects

34.

General Project Information

Project Code: 55071602A  
Project Type: Tax Exemptions  
Project Name: Lowe's

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

Total Project Amount: \$23,073,135.00  
Benefited Project Amount: \$1,128,695.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 01/29/2016  
IDA Took Title No  
to Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assitance is 2017  
planned to End:  
Notes: Development of major retailer

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$72,849.58  
Local Sales Tax Exemption: \$88,785.43  
County Real Property Tax Exemption:  
Local Property Tax Exemption:  
School Property Tax Exemption:  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$161,635.01  
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: \$161,635.01

Location of Project

Address Line1: Ridge Hill Blvd. and Otis Drive  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 90  
Average estimated annual salary of jobs to be created.(at Current market rates): 24,000  
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): 24,000  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 150  
Net Employment Change: 0

Applicant Information

Applicant Name: "Lowe's Home Centers, LLC"  
Address Line1: 1605 Curtis Bridge Road  
Address Line2: Mail Code RES 6  
City: WILKESBORO  
State: NC  
Zip - Plus4: 28697  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

35.

General Project Information

Project Code: 55071509A  
Project Type: Straight Lease  
Project Name: MCRT

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

Total Project Amount: \$111,000,000.00  
Benefited Project Amount: \$6,596,613.46  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 11/18/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/29/2015  
or Leasehold Interest:  
Year Financial Assitance is 2044  
planned to End:  
Notes: The redevelopment project includes a waterfront residential development comprising one or more high rise buildings, neighborhood retail, as well

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$246,498.33  
Local Sales Tax Exemption: \$300,419.84  
County Real Property Tax Exemption: \$9,650.78  
Local Property Tax Exemption: \$20,503.63  
School Property Tax Exemption: \$43,948.48  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$621,021.06  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,241.02	\$16,241.02
Local PILOT:	\$108,497.98	\$108,497.98
School District PILOT:	\$0	\$0
Total PILOTS:	\$124,739	\$124,739

Net Exemptions: \$496,282.06

Location of Project

Address Line1: Downtown Yonkers (multiple locatio  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 7  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 11  
# of FTE Construction Jobs during fiscal year: 11  
Net Employment Change: 11

Applicant Information

Applicant Name: SFC H and I  
Address Line1: 225 Millburn Ave  
Address Line2:  
City: MILLBURN  
State: NJ  
Zip - Plus4: 07041  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

36.

General Project Information

Project Code: 55070901A  
Project Type: Straight Lease  
Project Name: Macy's Retail Holdings, Inc.

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

Total Project Amount: \$27,390,000.00  
Benefited Project Amount: \$20,028,708.80

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/31/2009  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/01/2009  
or Leasehold Interest:  
Year Financial Assitance is 2025  
planned to End:  
Notes: Expansion of major retailer.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$116,709.25  
Local Property Tax Exemption: \$247,955.27  
School Property Tax Exemption: \$531,479.47  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$896,143.99

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$107,527.1	\$107,527.1
Local PILOT:	\$718,333.9	\$718,333.9
School District PILOT:	\$0	\$0
Total PILOTS:	\$825,861	\$825,861

Net Exemptions: \$70,282.99

Location of Project

Address Line1: 800 Central Park Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10704  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 375  
Original Estimate of Jobs to be created: 54  
Average estimated annual salary of jobs to be created.(at Current market rates): 24,692  
Annualized salary Range of Jobs to be Created: 24,692 To: 24,692  
Original Estimate of Jobs to be Retained: 375  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 24,692  
Current # of FTEs: 442  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 67

Applicant Information

Applicant Name: "Macy's Retail Holdings, Inc."  
Address Line1: 7 West Seventh Street  
Address Line2:  
City: CINCINNATI  
State: OH  
Zip - Plus4: 45202  
Province/Region:  
Country: USA

Project Status

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



IDA Projects

37.

General Project Information

Project Code: 55070507A  
Project Type: Bonds/Notes Issuance  
Project Name: Main Street Lofts,LLC

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

Total Project Amount: \$51,483,000.00  
Benefited Project Amount: \$44,600,000.00  
Bond/Note Amount: \$44,600,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 12/01/2005  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/21/2005  
or Leasehold Interest:  
Year Financial Assitance is 2038  
planned to End:  
Notes: Federal Tax Status of Bonds: 80/20 Tax Exempt Bond (Unable to update locked field). Address blighted block of Main Street. Provide population base of resid

Location of Project

Address Line1: 66 Main Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: MetroPartners  
Address Line1: 92 Main Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
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: \$71,849.97  
Local Property Tax Exemption: \$152,649.26  
School Property Tax Exemption: \$327,195.87  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$551,695.10  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$57,166.06	\$57,166.06
Local PILOT:	\$367,833.98	\$367,833.98
School District PILOT:	\$0	\$0
Total PILOTS:	\$425,000.04	\$425,000.04

Net Exemptions: \$126,695.06

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 6  
Average estimated annual salary of jobs to be created.(at Current market rates): 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: 0  
Net Employment Change: 9

Project Status

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



IDA Projects

38.

General Project Information

Project Code: 55070506A  
Project Type: Bonds/Notes Issuance  
Project Name: Monastery Manor

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

Total Project Amount: \$16,107,021.00  
Benefited Project Amount: \$9,500,000.00  
Bond/Note Amount: \$9,500,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 05/27/2005  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/30/2005  
or Leasehold Interest:  
Year Financial Assitance is 2037  
planned to End:  
Notes: Property taxes calculated based on assessed value which has not been grieved in decades. Improve stock of senior housing and promote workforce hou

Location of Project

Address Line1: 150 Vineyard Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Monastery Manor Associates  
Address Line1: 2 Father Finian Sullivan Drive  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
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: \$82,672.8  
Local Property Tax Exemption: \$175,642.95  
School Property Tax Exemption: \$341,128.2  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$599,443.95  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,983.7	\$8,983.7
Local PILOT:	\$58,062.83	\$58,062.83
School District PILOT:	\$0	\$0
Total PILOTS:	\$67,046.53	\$67,046.53

Net Exemptions: \$532,397.42

Project Employment Information

# of FTEs before IDA Status: 7  
Original Estimate of Jobs to be created: 0.5  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 7  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (2)

Project Status

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

IDA Projects

39.

General Project Information

Project Code: 55071607A  
Project Type: Straight Lease  
Project Name: Morris Builders

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

Total Project Amount: \$31,000,000.00  
Benefited Project Amount: \$3,035,000.00

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/22/2016  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/30/2016  
or Leasehold Interest:  
Year Financial Assitance is 2028  
planned to End:  
Notes: Development of major retailer

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$13,936.27  
Local Property Tax Exemption: \$29,608.38  
School Property Tax Exemption: \$63,464.06  
Mortgage Recording Tax Exemption: \$1,260,000  
Total Exemptions: \$1,367,008.71

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

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

Net Exemptions: \$1,367,008.71

Location of Project

Address Line1: Austin Avenue and Stew Leonard Dri  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 560  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: "Morris Builders, L.P. "  
Address Line1: 350 Veterans Blvd.  
Address Line2:  
City: RUTHERFORD  
State: NJ  
Zip - Plus4: 07070  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

40.

General Project Information

Project Code: 55070902A  
Project Type: Straight Lease  
Project Name: Mulford I, L.P.

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

Total Project Amount: \$45,500,000.00  
Benefited Project Amount: \$44,500,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/07/2009  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/10/2009  
or Leasehold Interest:  
Year Financial Assitance is 2041  
planned to End:  
Notes: Affordable Family rental housing.

Location of Project

Address Line1: 35 Vineyard Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Mulford I, L.P."  
Address Line1: 340 Pamperwick Road  
Address Line2:  
City: GREENWICH  
State: CT  
Zip - Plus4: 06831  
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: \$65,845.79  
Local Property Tax Exemption: \$139,893.04  
School Property Tax Exemption: \$299,853.59  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$505,592.42  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$260.4	\$260.4
Local PILOT:	\$1,739.6	\$1,739.6
School District PILOT:	\$0	\$0
Total PILOTS:	\$2,000	\$2,000

Net Exemptions: \$503,592.42

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): 50,000  
Annualized salary Range of Jobs to be Created: 10,000 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: 4  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 4

Project Status

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

IDA Projects

41.

General Project Information

Project Code: 55071605A  
Project Type: Tax Exemptions  
Project Name: Nepperhan Farms LLC

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

Total Project Amount: \$2,500,000.00  
Benefited Project Amount: \$168,625.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 02/24/2016  
IDA Took Title No  
to Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assitance is 2017  
planned to End:  
Notes: Project will provide a fully renovated supermarket, the site of former A&P which went into bankruptcy and closed operations.

Location of Project

Address Line1: 1233 Nepperhan Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Nepperhan Farms LLC  
Address Line1: 1233 Nepperhan Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$58,339.26  
Local Sales Tax Exemption: \$71,100.97  
County Real Property Tax Exemption:  
Local Property Tax Exemption:  
School Property Tax Exemption:  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$129,440.23  
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: \$129,440.23

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 75  
Average estimated annual salary of jobs to be created.(at Current market rates): 15,500  
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: 1  
# of FTE Construction Jobs during fiscal year: 1  
Net Employment Change: 1

Project Status

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

IDA Projects

42.

General Project Information

Project Code: 55071507A  
Project Type: Straight Lease  
Project Name: Norwich Yonkers LLC

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

Total Project Amount: \$24,500,000.00  
Benefited Project Amount: \$994,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 11/19/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/15/2015  
or Leasehold Interest:  
Year Financial Assitance is 2027  
planned to End:  
Notes: The proposed project is an all new construction 160 unit +/- Courtyard by Marriott franchised hotel.

Location of Project

Address Line1: 5 Executive Blvd  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Norwich Yonkers LLC  
Address Line1: 7300 West 110th St Suite 990  
Address Line2:  
City: OVERLAND PARK  
State: KS  
Zip - Plus4: 66210  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$175,810.61  
Local Sales Tax Exemption: \$214,269.18  
County Real Property Tax Exemption: \$3,149.44  
Local Property Tax Exemption: \$6,691.16  
School Property Tax Exemption: \$14,342.16  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$414,262.55  
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: \$414,262.55

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): 60,000  
Annualized salary Range of Jobs to be Created: 22,000 To: 111,000  
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: 40  
Net Employment Change: 0

Project Status

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

IDA Projects

43.

General Project Information

Project Code: 55071407A  
Project Type: Straight Lease  
Project Name: OZ Moving & Storage

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

Total Project Amount: \$10,500,000.00  
Benefited Project Amount: \$197,800.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/25/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: Commercial and Residential moving and storage company

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$4,292.27  
Local Sales Tax Exemption: \$5,231.2  
County Real Property Tax Exemption: \$9,898.24  
Local Property Tax Exemption: \$21,029.36  
School Property Tax Exemption: \$45,075.36  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$85,526.43  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,621.39	\$5,621.39
Local PILOT:	\$37,553.62	\$37,553.62
School District PILOT:	\$0	\$0
Total PILOTS:	\$43,175.01	\$43,175.01

Net Exemptions: \$42,351.42

Location of Project

Address Line1: 498 Nepperhan Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 150  
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000  
Annualized salary Range of Jobs to be Created: 15,000 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: 188  
# of FTE Construction Jobs during fiscal year: 6  
Net Employment Change: 188

Applicant Information

Applicant Name: OZ Moving & Storage  
Address Line1: 101 Lincoln Avenue  
Address Line2:  
City: BRONX  
State: NY  
Zip - Plus4: 10454  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

44.

General Project Information

Project Code: 55071302A  
Project Type: Straight Lease  
Project Name: PS 6 LIMITED PARTNERSHIP, C/O THE COMMUNITY BUILDERS, INC.

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

Total Project Amount: \$52,399,299.00  
Benefited Project Amount: \$1,331,880.00  
Bond/Note Amount:  
Annual Lease Payment: \$0  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/22/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/22/2012  
or Leasehold Interest:  
Year Financial Assistance is 2044  
planned to End:  
Notes: Housing development.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$44,305.87  
Local Property Tax Exemption: \$94,130.28  
School Property Tax Exemption: \$201,763.46  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$340,199.61  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$21,279.2	\$21,279.2
Local PILOT:	\$137,972.34	\$137,972.34
School District PILOT:	\$0	\$0
Total PILOTS:	\$159,251.54	\$159,251.54

Net Exemptions: \$180,948.07

Location of Project

Address Line1: 33 ASHBURTON AVE  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

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): 43,000  
Annualized salary Range of Jobs to be Created: 31,000 To: 64,000  
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: 5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 5

Applicant Information

Applicant Name: "PS 6 LIMITED PARTNERSHIP, C/O THE  
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: No  
There is no debt outstanding for this project: No  
IDA does not hold title to the property: No  
The project receives no tax exemptions: No



IDA Projects

45.

General Project Information

Project Code: 55070304A  
Project Type: Straight Lease  
Project Name: Parkledge Apartments

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

Total Project Amount: \$13,400,000.00  
Benefited Project Amount: \$13,400,000.00

Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 04/29/2003  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/01/2003  
or Leasehold Interest:  
Year Financial Assitance is 2034  
planned to End:

Notes: Improve stock of affordable housing.  
Improve appearance of very visible housing development at gateway to Downtown Yonkers.

Location of Project

Address Line1: 220-250 Yonkers Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: The WishCamper Group  
Address Line1: 707 Sable Oaks Drive  
Address Line2:  
City: SOUTH PORTLAND  
State: ME  
Zip - Plus4: 04106  
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: \$75,361.6  
Local Property Tax Exemption: \$160,109.9  
School Property Tax Exemption: \$343,187.4  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$578,658.90

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$49,892.01	\$49,892.01
Local PILOT:	\$319,952.39	\$319,952.39
School District PILOT:	\$0	\$0
Total PILOTS:	\$369,844.4	\$369,844.4

Net Exemptions: \$208,814.5

Project Employment Information

# of FTEs before IDA Status: 12  
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: 12  
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: 2

Project Status

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



IDA Projects

46.

General Project Information

Project Code: 55079805A  
Project Type: Bonds/Notes Issuance  
Project Name: Phillipsburg Hall Associates

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

Total Project Amount: \$2,800,000.00  
Benefited Project Amount: \$2,800,000.00  
Bond/Note Amount: \$2,800,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 12/29/1999  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/23/1999  
or Leasehold Interest:  
Year Financial Assitance is 2020  
planned to End:  
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Renovate historic building in heart of downtown. PILOT revised in 2011

Location of Project

Address Line1: 4 Hudson St  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Greyston Foundation, Inc."  
Address Line1: 21 Park Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
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: \$7,221.22  
Local Property Tax Exemption: \$15,341.87  
School Property Tax Exemption: \$32,884.52  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$55,447.61  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$4,166.4
Local PILOT: \$0	\$27,833.6
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$32,000

Net Exemptions: \$55,447.61

Project Employment Information

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

Project Status

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

IDA Projects

47.

General Project Information

Project Code: 55071101A  
Project Type: Straight Lease  
Project Name: Post Street

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

Total Project Amount: \$5,000,000.00  
Benefited Project Amount: \$601,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/29/2011  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/23/2011  
or Leasehold Interest:  
Year Financial Assitance is 2041  
planned to End:  
Notes: Improve stock of affordable workforce housing; quality of life for residents and workforce

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$5,342.8  
Local Property Tax Exemption: \$11,351.08  
School Property Tax Exemption: \$24,330.45  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$41,024.33  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$8,638.46	\$8,638.46
Local PILOT:	\$57,691.39	\$57,691.39
School District PILOT:	\$0	\$0
Total PILOTS:	\$66,329.85	\$66,329.85

Net Exemptions: -\$25,305.52

Location of Project

Address Line1: 45-51 Post Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10705  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 1  
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): 35,000  
Current # of FTEs: 1  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: Post Street Owners LLC  
Address Line1: 1735 Park Ave - 3rd floor  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10035  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

48.

General Project Information

Project Code: 55071608A  
Project Type: Straight Lease  
Project Name: RXR Soyo Exalta

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

Total Project Amount: \$181,452,487.00  
Benefited Project Amount: \$4,731,213.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/16/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/15/2016  
or Leasehold Interest:  
Year Financial Assitance is 2038  
planned to End:

Notes: The proposed project will create appx 442 rental units as well as retail, restaurants, and parking, contributing to the ongoing improvements in the downt

Location of Project

Address Line1: Downtown Yonkers (multiple locatio  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Soyo Exalta LLC and RXR Larkin To  
Address Line1: 945 Summit Avenue  
Address Line2:  
City: BRONX  
State: NY  
Zip - Plus4: 10452  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$27,000  
Local Sales Tax Exemption: \$32,906.25  
County Real Property Tax Exemption: \$25,083.04  
Local Property Tax Exemption: \$53,290.31  
School Property Tax Exemption: \$114,225.06  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$252,504.66

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: \$252,504.66

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 187  
Average estimated annual salary of jobs to be created.(at Current market rates): 31,000  
Annualized salary Range of Jobs to be Created: 24,500 To: 31,640  
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: 12  
Net Employment Change: 0

Project Status

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

IDA Projects

49.

General Project Information

Project Code: 55070702A  
Project Type: Straight Lease  
Project Name: Ridgehill Village

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

Total Project Amount: \$900,000,000.00  
Benefited Project Amount: \$630,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/06/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/02/2007  
or Leasehold Interest:  
Year Financial Assitance is 2032  
planned to End:  
Notes: Encourage private investment in exciting mixed use development on previously dormant land. Create jobs, property taxes and sales tax revenues. P

Location of Project

Address Line1: 1 RidgeHill  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10710  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: FC Yonkers  
Address Line1: 1 Metro Tech  
Address Line2:  
City: BROOKLYN  
State: NY  
Zip - Plus4: 11201  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$106,087.08  
Local Sales Tax Exemption: \$129,293.63  
County Real Property Tax Exemption: \$1,734,767.79  
Local Property Tax Exemption: \$3,685,610.41  
School Property Tax Exemption: \$7,899,917.84  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$13,555,676.75  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$655,544.18	\$655,544.18
Local PILOT:	\$4,218,611.04	\$4,218,611.04
School District PILOT:	\$0	\$0
Total PILOTS:	\$4,874,155.22	\$4,874,155.22

Net Exemptions: \$8,681,521.53

Project Employment Information

# of FTEs before IDA Status: 200  
Original Estimate of Jobs to be created: 4,000  
Average estimated annual salary of jobs to be created.(at Current market rates): 29,000  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 200  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 1,849  
# of FTE Construction Jobs during fiscal year: 273  
Net Employment Change: 1,649

Project Status

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

IDA Projects

50.

General Project Information

Project Code: 55071408A  
Project Type: Straight Lease  
Project Name: Rising

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

Total Project Amount: \$11,470,814.00  
Benefited Project Amount: \$530,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/31/2013  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2024  
planned to End:  
Notes: Redevelopment of 5 properties in Yonkers.

Location of Project

Address Line1: 2 Mill Street  
Address Line2: 13, 27, 36, 38 Main Street  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Rising  
Address Line1: 3261 Broadway  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10027  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$11,071.37  
Local Sales Tax Exemption: \$13,493.23  
County Real Property Tax Exemption: \$4,634.18  
Local Property Tax Exemption: \$9,845.56  
School Property Tax Exemption: \$21,103.46  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$60,147.80  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,014.98	\$4,014.98
Local PILOT:	\$26,822.02	\$26,822.02
School District PILOT:	\$0	\$0
Total PILOTS:	\$30,837	\$30,837

Net Exemptions: \$29,310.8

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 134  
Average estimated annual salary of jobs to be created.(at Current market rates): 49,104  
Annualized salary Range of Jobs to be Created: 40,000 To: 80,000  
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: 45  
Net Employment Change: 0

Project Status

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

IDA Projects

51.

General Project Information

Project Code: 55071412A  
Project Type: Straight Lease  
Project Name: Rivertides

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

Total Project Amount: \$9,500,000.00  
Benefited Project Amount: \$3,600,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/31/2013  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2026  
planned to End:  
Notes: Two residential buidlings that will provide 330 rental units and on site parking

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$575,834.36  
Local Sales Tax Exemption: \$701,798.28  
County Real Property Tax Exemption: \$9,684.53  
Local Property Tax Exemption: \$20,575.32  
School Property Tax Exemption: \$44,102.14  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,351,994.63  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,996.76	\$9,996.76
Local PILOT:	\$66,783.24	\$66,783.24
School District PILOT:	\$0	\$0
Total PILOTS:	\$76,780	\$76,780

Net Exemptions: \$1,275,214.63

Location of Project

Address Line1: 1105-1135 Warburton Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 35  
Net Employment Change: 0

Applicant Information

Applicant Name: Rivertides  
Address Line1: 100 Summit lake drive  
Address Line2:  
City: VALHALLA  
State: NY  
Zip - Plus4: 10595  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

52.

General Project Information

Project Code: 55070707A  
Project Type: Bonds/Notes Issuance  
Project Name: Riverview II Preservation, L.P.

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

Total Project Amount: \$51,000,000.00  
Benefited Project Amount: \$51,000,000.00  
Bond/Note Amount: \$28,596,200.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 12/19/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/27/2007  
or Leasehold Interest:  
Year Financial Assitance is 2037  
planned to End:  
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been gr

Location of Project

Address Line1: 47 Riverdale Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Riverview II Preservation, LP"  
Address Line1: 60 Columbus Circle, 19th FL  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10023  
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: \$469,435.28  
Local Property Tax Exemption: \$997,341.3  
School Property Tax Exemption: \$2,137,750.17  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$3,604,526.75  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$34,636.06	\$34,636.06
Local PILOT:	\$231,385.94	\$231,385.94
School District PILOT:	\$0	\$0
Total PILOTS:	\$266,022	\$266,022

Net Exemptions: \$3,338,504.75

Project Employment Information

# of FTEs before IDA Status: 10  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created.(at Current market rates): 35,000  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 10  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 9  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (1)

Project Status

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



IDA Projects

53.

General Project Information

Project Code: 55071508A  
Project Type: Straight Lease  
Project Name: SDC Realty

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

Total Project Amount: \$25,500,000.00  
Benefited Project Amount: \$1,264,438.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/18/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/05/2016  
or Leasehold Interest:  
Year Financial Assitance is 2021  
planned to End:  
Notes: The proposed project plans on restoring and improving the current building as well as adding another structure.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$332,160.01  
Local Sales Tax Exemption: \$404,830.99  
County Real Property Tax Exemption: \$17,884.32  
Local Property Tax Exemption: \$37,996.23  
School Property Tax Exemption: \$81,442.98  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$874,314.53  
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: \$874,314.53

Location of Project

Address Line1: 1086 North Broadway  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 350  
Average estimated annual salary of jobs to be created.(at Current market rates): 60,000  
Annualized salary Range of Jobs to be Created: 50,000 To: 125,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 8  
# of FTE Construction Jobs during fiscal year: 40  
Net Employment Change: 8

Applicant Information

Applicant Name: SDC REALTY  
Address Line1: 1250 Waters Place  
Address Line2:  
City: BRONX  
State: NY  
Zip - Plus4: 10461  
Province/Region:  
Country: USA

Project Status

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



IDA Projects

54.

General Project Information

Project Code: 55070202A  
Project Type: Straight Lease  
Project Name: SUMA Federal Credit Union

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

Total Project Amount: \$6,500,000.00  
Benefited Project Amount: \$6,500,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/27/2002  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/01/2002  
or Leasehold Interest:  
Year Financial Assitance is 2020  
planned to End:  
Notes: Retain and expand existing Yonkers business in new, more efficient location. New jobs, create construction jobs for buildings in facility.

Location of Project

Address Line1: 125 Corporate Blvd  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: SUMA Federal Credit Union  
Address Line1: 125 Corporate Boulevard  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
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: \$23,890.75  
Local Property Tax Exemption: \$50,757.23  
School Property Tax Exemption: \$108,795.53  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$183,443.51  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$17,523.42	\$17,523.42
Local PILOT:	\$104,400.12	\$104,400.12
School District PILOT:	\$0	\$0
Total PILOTS:	\$121,923.54	\$121,923.54

Net Exemptions: \$61,519.97

Project Employment Information

# of FTEs before IDA Status: 15  
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: 15  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 28  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 13

Project Status

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

IDA Projects

55.

General Project Information

Project Code: 55070608A  
Project Type: Bonds/Notes Issuance  
Project Name: Sacred Heart Associates, LP

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

Total Project Amount: \$9,500,000.00  
Benefited Project Amount: \$9,500,000.00  
Bond/Note Amount: \$9,500,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 09/11/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/27/2006  
or Leasehold Interest:  
Year Financial Assitance is 2037  
planned to End:  
Notes: Property taxes calculated based on assessed value which have not been grieved for decades. Improve stock of senior housing and promote workforce hou

Location of Project

Address Line1: 1 Father Finian Sullivan Dr  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Sacred Heart Associates, LP"  
Address Line1: 1 Fr. Finian Sullivan Drive  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
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: \$116,360.56  
Local Property Tax Exemption: \$247,214.47  
School Property Tax Exemption: \$529,891.59  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$893,466.62  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,626.97	\$6,626.97
Local PILOT:	\$43,537.55	\$43,537.55
School District PILOT:	\$0	\$0
Total PILOTS:	\$50,164.52	\$50,164.52

Net Exemptions: \$843,302.1

Project Employment Information

# of FTEs before IDA Status: 5  
Original Estimate of Jobs to be created: 0.5  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 5  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Project Status

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

IDA Projects

56.

General Project Information

Project Code: 55070402A  
Project Type: Bonds/Notes Issuance  
Project Name: Sarah Lawrence College

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

Total Project Amount: \$13,750,000.00  
Benefited Project Amount: \$13,750,000.00  
Bond/Note Amount: \$13,750,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 05/20/2004  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 05/27/2004  
or Leasehold Interest:  
Year Financial Assitance is 2041  
planned to End:  
Notes: Bond issued to refinance cost of acquiring and renovating a residential property adjacent to the college.  
Project also included construction of 2

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: One Meade Way  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10708  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 229  
Original Estimate of Jobs to be created: 150  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 0  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (229)

Applicant Information

Applicant Name: Sarah Lawrence College  
Address Line1: One Meade Way  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10708  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

57.

General Project Information

Project Code: 55070104A  
Project Type: Bonds/Notes Issuance  
Project Name: Sarah Lawrence College

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

Total Project Amount: \$34,650,000.00  
Benefited Project Amount: \$34,650,000.00  
Bond/Note Amount: \$34,650,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 07/31/2000  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 06/05/2001  
or Leasehold Interest:  
Year Financial Assitance is 2041  
planned to End:  
Notes: Issued bond to advance repayment of DASNY Bonds and outstanding YIDA Bonds (1997 & 2000). Also provided financing to acquire and redevelop an existing bui

Location of Project

Address Line1: One Meade Way  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10708  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Sarah Lawrence College  
Address Line1: One Meade Way  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10708  
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:

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: 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: 617  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 617

Project Status

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

IDA Projects

58.

General Project Information

Project Code: 55071403A  
Project Type: Straight Lease  
Project Name: Shreebalajee Corp.

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

Total Project Amount: \$1,000,000.00  
Benefited Project Amount: \$48,575.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 03/28/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: Renovated current building to be used as a catering facility. Project paid PILOT late

Location of Project

Address Line1: 92 Waverly Street  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Shreejeebalajee  
Address Line1: 108 Westminster Road  
Address Line2:  
City: SCARSDALE  
State: NY  
Zip - Plus4: 10583  
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: \$10,741.84  
Local Property Tax Exemption: \$22,821.64  
School Property Tax Exemption: \$48,917.01  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$82,480.49  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,938.56	\$6,555.44
Local PILOT:	\$42,764.6	\$43,793.56
School District PILOT:	\$0	\$0
Total PILOTS:	\$49,703.16	\$50,349

Net Exemptions: \$32,777.33

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): 832,000  
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: 10  
# of FTE Construction Jobs during fiscal year: 3  
Net Employment Change: 10

Project Status

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

IDA Projects

59.

General Project Information

Project Code: 55070001A  
Project Type: Straight Lease  
Project Name: St. Casimirs, LP

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

Total Project Amount: \$6,000,000.00  
Benefited Project Amount: \$6,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$100  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/18/2000  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/15/2000  
or Leasehold Interest:  
Year Financial Assitance is 2031  
planned to End:  
Notes: In 2011 amended PILOT, Financial Assistance extended through 2031. Company invested an additional \$1.3M for capital improvements. Improve stock

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$78,736  
Local Property Tax Exemption: \$167,279  
School Property Tax Exemption: \$358,554  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$604,569.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,257.89	\$10,257.89
Local PILOT:	\$68,527.73	\$68,527.73
School District PILOT:	\$0	\$0
Total PILOTS:	\$78,785.62	\$78,785.62

Net Exemptions: \$525,783.38

Location of Project

Address Line1: 289 Nepperhan Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 6  
Original Estimate of Jobs to be created: 1  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 6  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 5  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (1)

Applicant Information

Applicant Name: Speiser Dabram Management  
Address Line1: 6 Executive Plaza, Suite 200  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

60.

General Project Information

Project Code: 55070103A  
Project Type: Bonds/Notes Issuance  
Project Name: St. John's Hospital

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

Total Project Amount: \$26,295,000.00  
Benefited Project Amount: \$26,295,000.00  
Bond/Note Amount: \$26,295,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 05/10/2000  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/14/2001  
or Leasehold Interest:  
Year Financial Assitance is 2031  
planned to End:  
Notes: Issued bonds to facilitate the refinancing of a variety of formerly issued bonds and mortgages.

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 967 North Broadway  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 1,428  
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: 2,197  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 769

Applicant Information

Applicant Name: St John's Riverside Hospital  
Address Line1: Two Park Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Project Status

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



IDA Projects

61.

General Project Information

Project Code: 55079301A  
Project Type: Bonds/Notes Issuance  
Project Name: St. Joseph's Medical Center

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

Total Project Amount: \$4,715,000.00  
Benefited Project Amount: \$4,715,000.00  
Bond/Note Amount: \$4,715,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 03/19/1993  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/31/1993  
or Leasehold Interest:  
Year Financial Assitance is 2020  
planned to End:  
Notes: Issued bonds to assist hospital in purchasing vacated retail stores on Broadway. Provide community services, family health center, outpatient care, d

Location of Project

Address Line1: 81 South Broadway  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: St. Joseph's Medical Center  
Address Line1: 81 South Broadway  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
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:

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

Project Status

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



IDA Projects

62.

General Project Information

Project Code: 55079703A  
Project Type: Bonds/Notes Issuance  
Project Name: St. Joseph's Medical Center

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

Total Project Amount: \$28,500,000.00  
Benefited Project Amount: \$28,500,000.00  
Bond/Note Amount: \$28,500,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: Yes  
Date Project Approved: 02/25/1998  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 03/31/1998  
or Leasehold Interest:  
Year Financial Assitance is 2020  
planned to End:  
Notes: Issued bonds to assist medical center in constructing a new garage facility. Jobs retained and construction jobs created. Facilitated expansion of hospi

Location of Project

Address Line1: 81 South Broadway  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: St. Joseph's Medical Center  
Address Line1: 81 South Broadway  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
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:

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: 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: 847  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 847

Project Status

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

IDA Projects

63.

General Project Information

Project Code: 55071206A  
Project Type: Straight Lease  
Project Name: Teutonia Buena Vista LLC

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

Total Project Amount: \$7,000,000.00  
Benefited Project Amount: \$7,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 11/27/2012  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/28/2012  
or Leasehold Interest:  
Year Financial Assitance is 2033  
planned to End:  
Notes: Phase I consists of environmental and demolition work. Phase I of a \$181M project to construct 412 unit housing.

Project Tax Exemptions & PILOT Payment Information

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

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

Net Exemptions: \$0

Location of Project

Address Line1: 66-72 Buena Vista Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

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

Applicant Information

Applicant Name: Teutonia Buena Vista LLC  
Address Line1: c/o Metro Partners 92 Main St  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

64.

General Project Information

Project Code: 55070801A  
Project Type: Bonds/Notes Issuance  
Project Name: The Center for Family Support

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

Total Project Amount: \$1,235,000.00  
Benefited Project Amount: \$1,235,000.00  
Bond/Note Amount: \$1,235,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: Yes  
Date Project Approved: 01/03/2008  
IDA Took Title Yes  
to Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assitance is 2038  
planned to End:  
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Residential and habilitation facility for developmentally disabled ad

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 58 Winas Drive  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 9  
Average estimated annual salary of jobs to be created.(at Current market rates): 22,880  
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): 22,880  
Current # of FTEs: 10  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 10

Applicant Information

Applicant Name: The Center for Family Support  
Address Line1: 333 7th Avenue, 9th Floor  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10001  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

65.

General Project Information

Project Code: 55071409A  
Project Type: Straight Lease  
Project Name: The Community Builders Inc.

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

Total Project Amount: \$26,853,674.00  
Benefited Project Amount: \$768,504.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 05/20/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/16/2014  
or Leasehold Interest:  
Year Financial Assitance is 2045  
planned to End:  
Notes: Mixed income housign with 50 unites of family housing

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$147,821.97  
Local Sales Tax Exemption: \$180,158.03  
County Real Property Tax Exemption: \$126,787.46  
Local Property Tax Exemption: \$269,366.98  
School Property Tax Exemption: \$577,374.38  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,301,508.82  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$1,302	\$1,302
Local PILOT:	\$8,698	\$8,698
School District PILOT:	\$0	\$0
Total PILOTS:	\$10,000	\$10,000

Net Exemptions: \$1,291,508.82

Location of Project

Address Line1: 188-192 Warburton Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 10  
Average estimated annual salary of jobs to be created.(at Current market rates): 49,300  
Annualized salary Range of Jobs to be Created: 24,700 To: 73,300  
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: 47  
Net Employment Change: 2

Applicant Information

Applicant Name: The Community Builders Inc.  
Address Line1: 95 Berkely Street  
Address Line2:  
City: BOSTON  
State: MA  
Zip - Plus4: 02116  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

66.

General Project Information

Project Code: 55071411A  
Project Type: Straight Lease  
Project Name: The Plant Manor Inc.

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

Total Project Amount: \$9,000,000.00  
Benefited Project Amount: \$167,500.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 09/24/2014  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 10/01/2014  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: Helped underutilized facility to renovate the structure

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$273.06  
Local Sales Tax Exemption: \$332.8  
County Real Property Tax Exemption: \$22,271.04  
Local Property Tax Exemption: \$47,316.06  
School Property Tax Exemption: \$101,419.56  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$171,612.52  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$9,765	\$9,765
Local PILOT:	\$65,235	\$65,235
School District PILOT:	\$0	\$0
Total PILOTS:	\$75,000	\$75,000

Net Exemptions: \$96,612.52

Location of Project

Address Line1: 1097 North Broadway  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 2  
Original Estimate of Jobs to be created: 25  
Average estimated annual salary of jobs to be created.(at Current market rates): 42,487  
Annualized salary Range of Jobs to be Created: 21,881.6 To: 55,829  
Original Estimate of Jobs to be Retained: 2  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 27,532  
Current # of FTEs: 2  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 0

Applicant Information

Applicant Name: The Plant Manor Inc.  
Address Line1: 31 West 11th Street Suite 8A  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10011  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

67.

General Project Information

Project Code: 55071601A  
Project Type: Straight Lease  
Project Name: Thethi Realty LLC

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

Total Project Amount: \$3,000,000.00  
Benefited Project Amount: \$110,350.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 01/29/2016  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 02/12/2016  
or Leasehold Interest:  
Year Financial Assitance is 2022  
planned to End:  
Notes: This project includes renevatng an existing building, attracting ultimate end tenants and contributing to the transformation of the Nepperhan Avenue a

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$5,927.7  
Local Property Tax Exemption: \$12,593.72  
School Property Tax Exemption: \$26,993.99  
Mortgage Recording Tax Exemption: \$21,600  
Total Exemptions: \$67,115.41  
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: \$67,115.41

Location of Project

Address Line1: 460 Nepperhan Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 2  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 11  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 11

Applicant Information

Applicant Name: Thethi Realty LLC  
Address Line1: 470 Nepperhan Avenue  
Address Line2: Suite 220  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

68.

General Project Information

Project Code: 55070611A  
Project Type: Straight Lease  
Project Name: Velocity at Greystone

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

Total Project Amount: \$20,400,000.00  
Benefited Project Amount: \$20,400,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 12/28/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/28/2006  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: Incentive provided to support affordable component of the tenant mix.New construction jobs and permanent jobs. Originally approved as the Milleni

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 1073 Warburton Avenue & 40 Harrima  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

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

Applicant Information

Applicant Name: Velocity at Greystone LLC  
Address Line1: 5 marine View Plaza  
Address Line2: Suite 401  
City: HOBOKEN  
State: NJ  
Zip - Plus4: 07030  
Province/Region:  
Country: USA

Project Status

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



IDA Projects

69.

General Project Information

Project Code: 55070903A  
Project Type: Straight Lease  
Project Name: Vicki Incorporated

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

Total Project Amount: \$4,972,973.00  
Benefited Project Amount: \$1,910,173.00  
Bond/Note Amount:

Annual Lease Payment: \$0  
Federal Tax Status of Bonds: Not For Profit  
Date Project Approved: 07/07/2009  
IDA Took Title No to Property:  
Date IDA Took Title or Leasehold Interest:  
Year Financial Assitance is 2020 planned to End:  
Notes: Construction postponed during 2011.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$4,499.2  
Local Property Tax Exemption: \$9,558.8  
School Property Tax Exemption: \$20,488.8  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$34,546.80

Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,322.12	\$2,322.12
Local PILOT:	\$15,512.88	\$15,512.88
School District PILOT:	\$0	\$0
Total PILOTS:	\$17,835	\$17,835

Net Exemptions: \$16,711.8

Location of Project

Address Line1: 244, 246, 248 South Broadway  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 15  
Average estimated annual salary of jobs to be created.(at Current market rates): 24,000  
Annualized salary Range of Jobs to be Created: 18,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 12  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 12

Applicant Information

Applicant Name: Vicki Incorporated  
Address Line1: C/O JEFFREY I Klein  
Address Line2: 445 Hamilton Avenue  
City: WHITE PLAINS  
State: NY  
Zip - Plus4: 10601  
Province/Region:  
Country: USA

Project Status

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



IDA Projects

70.

General Project Information

Project Code: 55071006A  
Project Type: Straight Lease  
Project Name: Warburton Riverview

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

Total Project Amount: \$31,500,000.00  
Benefited Project Amount: \$31,500,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/10/2010  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/16/2010  
or Leasehold Interest:  
Year Financial Assitance is 2044  
planned to End:  
Notes: Affordable Family rental housing.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$44,688.3  
Local Property Tax Exemption: \$94,942.78  
School Property Tax Exemption: \$203,505.01  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$343,136.09  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$5,859	\$5,859
Local PILOT:	\$39,141	\$39,141
School District PILOT:	\$0	\$0
Total PILOTS:	\$45,000	\$45,000

Net Exemptions: \$298,136.09

Location of Project

Address Line1: 44-54 North Broadway  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 3  
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000  
Annualized salary Range of Jobs to be Created: 40,000 To: 45,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 3  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 3

Applicant Information

Applicant Name: Warburton Riverview c/o Greyston F  
Address Line1: 21 Park Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

71.

General Project Information

Project Code: 55071005A  
Project Type: Straight Lease  
Project Name: Westchester ALP

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

Total Project Amount: \$24,000,000.00  
Benefited Project Amount: \$24,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/10/2010  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/01/2010  
or Leasehold Interest:  
Year Financial Assitance is 2026  
planned to End:  
Notes: Affordable assisted living campus for senior citizens. PILOT commences 2011.

Location of Project

Address Line1: 78 Stratton Street South  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Westchester Alp Properties, LLC"  
Address Line1: 78 Stratton Street South  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
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: \$40,155.36  
Local Property Tax Exemption: \$85,312.29  
School Property Tax Exemption: \$182,862.54  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$308,330.19  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$6,510	\$6,510
Local PILOT:	\$43,490	\$43,490
School District PILOT:	\$0	\$0
Total PILOTS:	\$50,000	\$50,000

Net Exemptions: \$258,330.19

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 75  
Average estimated annual salary of jobs to be created.(at Current market rates): 36,400  
Annualized salary Range of Jobs to be Created: 20,000 To: 100,000  
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: 83  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 83

Project Status

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

IDA Projects

72.

General Project Information

Project Code: 55070607A  
Project Type: Bonds/Notes Issuance  
Project Name: Whitney Young Manor, LP

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

Total Project Amount: \$19,800,000.00  
Benefited Project Amount: \$19,800,000.00  
Bond/Note Amount: \$19,800,000.00  
Annual Lease Payment:  
Federal Tax Status of Bonds: Taxable  
Not For Profit: No  
Date Project Approved: 11/28/2006  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 12/14/2006  
or Leasehold Interest:  
Year Financial Assitance is 2028  
planned to End:  
Notes: Federal Tax Status of Bonds: Tax Exempt. (Field is locked, can not modify). Property tax calculated based on assessed value which have not been gr

Location of Project

Address Line1: "352,354,356, 358 Nepperhan Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Whitney Young Manor, LP"  
Address Line1: 885 Second Avenue 31st Floor  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10017  
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: \$212,620.94  
Local Property Tax Exemption: \$451,724.99  
School Property Tax Exemption: \$968,249.47  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$1,632,595.40  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$16,493.35	\$16,493.35
Local PILOT:	\$110,183.65	\$110,183.65
School District PILOT:	\$0	\$0
Total PILOTS:	\$126,677	\$126,677

Net Exemptions: \$1,505,918.4

Project Employment Information

# of FTEs before IDA Status: 7  
Original Estimate of Jobs to be created: 0  
Average estimated annual salary of jobs to be created.(at Current market rates): 0  
Annualized salary Range of Jobs to be Created: 0 To: 0  
Original Estimate of Jobs to be Retained: 5  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 6  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: (1)

Project Status

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

IDA Projects

73.

General Project Information

Project Code: 55071105A  
Project Type: Straight Lease  
Project Name: Woodstock Manor

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

Total Project Amount: \$13,600,000.00  
Benefited Project Amount: \$13,600,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: Yes  
Date Project Approved: 11/30/2010  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 07/28/2011  
or Leasehold Interest:  
Year Financial Assitance is 2042  
planned to End:  
Notes: Affordable rental housing for seniors.  
PILOT commences 2012.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0  
Local Sales Tax Exemption: \$0  
County Real Property Tax Exemption: \$21,371.2  
Local Property Tax Exemption: \$45,404.3  
School Property Tax Exemption: \$97,321.8  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$164,097.30  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,303.12	\$4,303.12
Local PILOT:	\$28,541.55	\$28,541.55
School District PILOT:	\$0	\$0
Total PILOTS:	\$32,844.67	\$32,844.67

Net Exemptions: \$131,252.63

Location of Project

Address Line1: 755 Palisades Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Project Employment Information

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

Applicant Information

Applicant Name: Woodstock Manor HDFC  
Address Line1: 755 Palisades Ave  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

74.

General Project Information

Project Code: YEDC-10-01A  
Project Type: Bonds/Notes Issuance  
Project Name: YEDC/Riverview II Preservation, L.P.

Project part of another phase or multi phase: Yes  
Original Project Code: 55070707A  
Project Purpose Category: Finance, Insurance and Real Estate

Total Project Amount: \$27,405,000.00  
Benefited Project Amount: \$27,405,000.00  
Bond/Note Amount: \$26,990,000.00  
Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt  
Not For Profit: No  
Date Project Approved: 03/30/2010  
IDA Took Title No  
to Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assistance is 2037  
planned to End:

Notes: Project requested bond refunding. New bonds issued through Yonkers IDA's subsidiary Yonkers Economic Development Corporation (YEDC). Lease and PILOT thro

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 47 Riverdale Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Project Employment Information

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

Applicant Information

Applicant Name: "Riverview II, Preservation L.P."  
Address Line1: 60 Columbus Circle  
Address Line2:  
City: NEW YORK  
State: NY  
Zip - Plus4: 10023  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

75.

General Project Information

Project Code: 55071401A  
Project Type: Tax Exemptions  
Project Name: Yonkers LW Hotel

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

Total Project Amount: \$30,257,000.00  
Benefited Project Amount: \$1,402,725.00  
Bond/Note Amount:  
Annual Lease Payment:  
Federal Tax Status of Bonds:  
Not For Profit:  
Date Project Approved: 11/27/2012  
IDA Took Title No  
to Property:  
Date IDA Took Title  
or Leasehold Interest:  
Year Financial Assitance is 2015  
planned to End:  
Notes: Construction of 155 room hotel

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 7000 Mall Walk  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10704  
Province/Region:  
Country: USA

Project Employment Information

# of FTEs before IDA Status: 0  
Original Estimate of Jobs to be created: 28  
Average estimated annual salary of jobs to be created.(at Current market rates): 37,900  
Annualized salary Range of Jobs to be Created: 20,800 To: 77,000  
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: 44  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 44

Applicant Information

Applicant Name: Yonkers LW Hotel  
Address Line1: 8100 East 22nd Street Building 500  
Address Line2:  
City: WICHITA  
State: KS  
Zip - Plus4: 67226  
Province/Region:  
Country: USA

Project Status

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

IDA Projects

76.

General Project Information

Project Code: 55070705A  
Project Type: Straight Lease  
Project Name: Yonkers Lodging Partners/Residence Inn

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

Total Project Amount: \$31,000,000.00  
Benefited Project Amount: \$22,950,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 06/06/2007  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 11/15/2007  
or Leasehold Interest:  
Year Financial Assitance is 2019  
planned to End:  
Notes: Bring new business to Yonkers. Help provide much needed hotel service to the city. Help company manage the gap in room prices between Yonkers and other

Location of Project

Address Line1: 7 Executive Boulevard  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10703  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: "Yonkers Lodging Partnership, LLC"  
Address Line1: 7300 W. 110 th , Suite 990  
Address Line2:  
City: OVERLAND PARK  
State: KS  
Zip - Plus4: 66210  
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: \$78,736  
Local Property Tax Exemption: \$167,279  
School Property Tax Exemption: \$358,554  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$604,569.00  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$65,020.01	\$65,020.01
Local PILOT:	\$434,365.59	\$434,365.59
School District PILOT:	\$0	\$0
Total PILOTS:	\$499,385.6	\$499,385.6

Net Exemptions: \$105,183.4

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): 22,750  
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: 36  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 36

Project Status

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



IDA Projects

77.

General Project Information

Project Code: 55070504A  
Project Type: Straight Lease  
Project Name: Yonkers Racing Corporation

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

Total Project Amount: \$300,000,000.00  
Benefited Project Amount: \$230,000,000.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 08/02/2005  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 08/12/2005  
or Leasehold Interest:  
Year Financial Assitance is 2017  
planned to End:  
Notes: Help a dying Yonkers business come back and expand beyond any previous level of production. New construction/permanent jobs. New tax dollars, attract people fr

Location of Project

Address Line1: "810 Yonkers Avenue, 233 Kimball T  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10704  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Yonkers Racing Corporation  
Address Line1: 810 Yonkers Avenue  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10704  
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: \$664,003.18  
Local Property Tax Exemption: \$1,410,711.6  
School Property Tax Exemption: \$3,023,788.33  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$5,098,503.11  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$592,726.26	\$592,726.26
Local PILOT:	\$3,959,702.79	\$3,959,702.79
School District PILOT:	\$0	\$0
Total PILOTS:	\$4,552,429.05	\$4,552,429.05

Net Exemptions: \$546,074.06

Project Employment Information

# of FTEs before IDA Status: 321  
Original Estimate of Jobs to be created: 700  
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: 300  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 746  
# of FTE Construction Jobs during fiscal year: 0  
Net Employment Change: 425

Project Status

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



IDA Projects

78.

General Project Information

Project Code: 55071504A  
Project Type: Straight Lease  
Project Name: Yonkers Waterfront Properties

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

Total Project Amount: \$86,500,000.00  
Benefited Project Amount: \$4,097,500.00  
Bond/Note Amount:  
Annual Lease Payment: \$1  
Federal Tax Status of Bonds:  
Not For Profit: No  
Date Project Approved: 07/22/2015  
IDA Took Title Yes  
to Property:  
Date IDA Took Title 09/14/2015  
or Leasehold Interest:  
Year Financial Assitance is 2036  
planned to End:  
Notes: The new mixed use development will consist of up to 200 residential units, consisting of studios, one and two bedrooms

Location of Project

Address Line1: At, or adjacent to 1 Alexander St,  
Address Line2:  
City: YONKERS  
State: NY  
Zip - Plus4: 10701  
Province/Region:  
Country: USA

Applicant Information

Applicant Name: Yonkers Waterfront Properties LLC  
Address Line1: 1455 East Putnam Ave  
Address Line2:  
City: OLD GREENWICH  
State: CT  
Zip - Plus4: 06870  
Province/Region:  
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$117,552.13  
Local Sales Tax Exemption: \$143,266.65  
County Real Property Tax Exemption: \$472.42  
Local Property Tax Exemption: \$1,003.67  
School Property Tax Exemption: \$2,151.32  
Mortgage Recording Tax Exemption: \$0  
Total Exemptions: \$264,446.19  
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$15,443.67	\$15,443.67
Local PILOT:	\$103,171.33	\$103,171.33
School District PILOT:	\$0	\$0
Total PILOTS:	\$118,615	\$118,615

Net Exemptions: \$145,831.19

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): 40,000  
Annualized salary Range of Jobs to be Created: 30,000 To: 50,000  
Original Estimate of Jobs to be Retained: 0  
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0  
Current # of FTEs: 1  
# of FTE Construction Jobs during fiscal year: 17  
Net Employment Change: 1

Project Status

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

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
78	\$54,453,176.50	\$22,482,852.26	\$31,970,324.24	6,910

Additional Comments: