Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Run Date:08/25/2020Status:CERTIFIEDCertified Date:08/25/2020

Governance Information (Authority-Related)

Questio	n	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	www.portchesterny.com/home/industrial-development-agency
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.portchesterny.com/home/industrial-development-agency
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?	No	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	www.portchesterny.com/home/industrial-development-agency
6.	Are any Authority staff also employed by another government agency?	Yes	Village of Port Chester
7.	Does the Authority have Claw Back agreements?	Yes	N/A
8.	Has the Authority posted their mission statement to their website?	Yes	www.portchesterny.com/home/industrial-development-agency
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?		www.portchesterny.com/home/industrial-development-agency

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Governance Information (Board-Related)

Questic	on	Response	URL(If Applicable)
1.	Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2.	Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3.	Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4.	Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.portchesterny.com/home/industrial-development-agency
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		www.portchesterny.com/home/industrial-development-agency
7.	Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.portchesterny.com/home/industrial-development-agency
8.	Has the Board adopted a code of ethics for Board members and staff?	Yes	www.portchesterny.com/home/industrial-development-agency
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 874(4) of GML?	Yes	www.portchesterny.com/home/industrial-development-agency

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Board of Directors Listing

Name	BRAKEWOOD, DANIEL	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/20/2015	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

Name	BRESCIO, MICHAEL	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/14/2015	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

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Name	CUDDY, RICHARD D	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	8/2/2010	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	FERRARA, FRANK	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Local	Confirmed by Senate?	N/A
Term Start Date	12/3/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

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Name	HIENSCH, JOHN	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/25/1998	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	O'CONNEL, RICHARD	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	6/14/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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Name	TAYLOR, JAMES T	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/1/2007	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointe a Designee?	d	Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

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Staff Listing

Name	Title	-	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time		Annualized	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus		Other Compensation/ Allowances/ Adjustments	-	Individual also paid by another entity to perform the work of the authority	state or local
Phillips, Connie		Administrative and Clerical				PT	Yes	\$4,800.00	\$4,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,800.00	Yes	Yes
Rovello, Joelle	Deputy Finance Officer	Administrative and Clerical				РТ	Yes	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	Yes	Yes
Siligato, Anthony	Chief Financial Officer	Executive				PT	Yes	\$9,000.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,000.00	Yes	Yes
'	Administrati ve Director	Executive				PT	Yes	\$18,000.00	\$18,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,000.00	Yes	Yes

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Benefit Information

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

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Allowance	Spousal / Dependent Life Insurance	Employment		Other
BRAKEWOOD, DANIEL	Board of Directors											х	
BRESCIO, MICHAEL	Board of Directors											Х	
CUDDY, RICHARD D	Board of Directors											Х	
FERRARA, FRANK	Board of Directors											Х	
HIENSCH, JOHN	Board of Directors											Х	
O'CONNEL, RICHARD	Board of Directors											Х	
TAYLOR, JAMES T	Board of Directors											Х	

<u>Staff</u>

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

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Subsidiary/Component Unit Verification					
Is the list of subsidiaries, as assembled by the Office of the S	tate Comptroller, correct?	Yes			
Are there other subsidiaries or component units of the Autho PARIS reports submitted by this Authority and not independe		No			
Name of Subsidiary/Component Unit		Status			
Request Subsidiary/Component Unit Change					
Name of Subsidiary/Component Unit	Status		Requested Changes		
Request Add Subsidiaries/Component Units					
Name of Subsidiary/Component Unit	Establishment Date		Purpose of Subsidiary/Component U	nit	
Request Delete Subsidiaries/Component Units					

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

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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$178,597.00
	Investments		\$0.00
	Receivables, net		\$28,500.00
	Other assets		\$1,919.00
	Total Current Assets		\$209,016.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	Total Noncurrent Assets		\$0.00
Total Assets			\$209,016.00
Liabilities			
Current Liabilities			
	Accounts payable		\$33,575.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$33,575.00
Noncurrent Liabilities			

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	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Bonds and notes payable	\$0.00
	Long Term Leases	\$0.00
	Other long-term obligations	\$0.00
	Total Noncurrent Liabilities	\$0.00
Total Liabilities		\$33,575.00
Net Asset (Deficit)		
Net Assets		
	Invested in capital assets, net of related debt	\$0.00
	Restricted	\$0.00
	Unrestricted	\$175,441.00
	Total Net Assets	\$175,441.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

		Amount
Operating Revenues		
	Charges for services	\$0.00
	Rental & financing income	\$0.00
	Other operating revenues	\$10,000.00
	Total Operating Revenue	\$10,000.00
Operating Expenses		
	Salaries and wages	\$0.00
	Other employee benefits	\$0.00
	Professional services contracts	\$34,567.00
	Supplies and materials	\$0.00
	Depreciation & amortization	\$0.00
	Other operating expenses	\$41,253.00
	Total Operating Expenses	\$75,820.00
Operating Income (Loss)		(\$65,820.00)
Nonoperating Revenues		
	Investment earnings	\$1,445.00
	State subsidies/grants	\$0.00
	Federal subsidies/grants	\$0.00

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	Municipal subsidies/grants	\$0.00
	Public authority subsidies	\$0.00
	Other nonoperating revenues	\$0.00
	Total Nonoperating Revenue	\$1,445.00
Nonoperating Expenses		
	Interest and other financing charges	\$0.00
	Subsidies to other public authorities	\$0.00
	Grants and donations	\$0.00
	Other nonoperating expenses	\$0.00
	Total Nonoperating Expenses	\$0.00
	Income (Loss) Before Contributions	(\$64,375.00)
Capital Contributions		\$0.00
Change in net assets		(\$64,375.00)
Net assets (deficit) beginning of year		\$239,816.00
Other net assets changes		\$0.00
Net assets (deficit) at end of year		\$175,441.00

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Current Debt

Questio		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

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of
				Fiscal Year(\$)			Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General	Authority Debt - General Obligation						
Obligation							
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	13,343,189.00	0.00	191,943.00	13,151,246.00
Conduit		Conduit Debt - Pilot					
		Increment Financing					
TOTALO			0.00	40.040.400.00		404.040.00	40.454.040.00
TOTALS			0.00	13,343,189.00	0.00	0 191,943.00	13,151,246.00

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Real Property Acquisition/Disposal List

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

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Personal Property

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

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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	Yes	www.portchesterny.com/home/industrial-development-
	the Authority. Has this report been prepared?		agency
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of	Yes	www.portchesterny.com/home/industrial-development-
	contracts for the acquisition and disposal of property?		agency
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the	Yes	N/A
	Authority's compliance with and enforcement of such guidelines?		

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IDA Projects

IDA FIOJECIS			
General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	5505-18-02A		
Project Type	Lease	State Sales Tax Exemption	\$38,897.70
Project Name	1618 North Main, LLC - 2019 Project	Local Sales Tax Exemption	\$38,897.70
		County Real Property Tax Exemption	\$1,690.66
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,240.96
Original Project Code		School Property Tax Exemption	\$12,596.93
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$5,595,000.00	Total Exemptions	\$98,323.95
Benefited Project Amount	\$1,036,502.00	Total Exemptions Net of RPTL Section 485-b	\$0.00
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,690.66 \$1,690.66
Not For Profit	No	Local PILOT	\$6,240.96 \$6,240.96
Date Project approved		School District PILOT	\$12,596.93 \$12,596.93
Did IDA took Title to Property	Yes	Total PILOT	\$20,528.55 \$20,528.55
Date IDA Took Title to Property	4/16/2019	Net Exemptions	\$77,795.40
Year Financial Assistance is Planned to End	2029	Project Employment Information	
Notes	The project is also known as Post Road Iron W		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	16-18 North Main Street	Original Estimate of Jobs to be Created	14.00
Address Line2		Average Estimated Annual Salary of Jobs to be	70,000.00
		Created(at Current Market rates)	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	18,000.00 To : 24,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	0.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	9.00
Applicant Information		Net Employment Change	0.00
Applicant Name	1618 North Main, LLC		
Address Line1	345 West Putnam Avenue	Project Status	
Address Line2			
City	GREENWICH	Current Year Is Last Year for Reporting	
State	СТ	There is no Debt Outstanding for this Project	
Zip - Plus4	06830	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5505-17-01A			
Project Code Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00	
Project Type Project Name	AKT TWO REALTY LLC	Local Sales Tax Exemption	\$0.00	
Project Name		County Real Property Tax Exemption	- \$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount		Total Exemptions	\$0.00	
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	· · · · · · · · · · · · · · · · · · ·	
Not For Profit		Local PILOT		
Date Project approved	5/25/2018	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00 \$0.00	
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2017	Project Employment Information		
Notes	August 2018 - The project building is currently		d project will generate new permanent jobs however, the nature	
	and quantity of the jobs to be created cannot be determined until the end users of the project are identified.			
	Project approved May 10, 2017. IDA took title to property on May 25, 2017. Project extension granted on November 15, 2018 expiring on December 31, 2019.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	200 William Street	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	0.00 To : 0.00	
State	NY	Original Estimate of Jobs to be Retained		
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	22.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	AKT TWO REALTY LLC			
Address Line1	c/o Vanguard Investors, Ltd.	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting	Yes	
State		There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	10017	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	5505-18-1A		
Project Type	Tax Exemptions	State Sales Tax Exemption	\$0.00
Project Name	Frank Roffa, Inc	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	
Original Project Code		School Property Tax Exemption	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$4,100,000.00	Total Exemptions	\$0.00
Benefited Project Amount	\$200,000.00	Total Exemptions Net of RPTL Section 485-b	
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment			Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	
Not For Profit		Local PILOT	
Date Project approved	3/14/2018	School District PILOT	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00 \$0.00
Date IDA Took Title to Property	3/19/2018	Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2019	Project Employment Information	
Notes			
Location of Project		# of FTEs before IDA Status	15.00
Address Line1	181-183 N. Main St., 183-195 N. Main St.	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	51,000.00
		Created(at Current Market rates)	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	42,000.00 To : 60,000.00
State	NY	Original Estimate of Jobs to be Retained	15.00
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	42,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	25.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	35.00
Applicant Information		Net Employment Change	10.00
Applicant Name	Frank Roffa, Inc.		
Address Line1	181 North Main Street	Project Status	
Address Line2			
City	PORT CHESTER	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	Yes
Zip - Plus4	10573	IDA Does Not Hold Title to the Property	Yes
Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

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General Project Information		Project Tax Exemptions & PILOT	Payment Information
	UNIT LEASE III LLC		Fayment mormation
Project Code		State Cales Tay Evenution	\$0.00
Project Type	Lease G & S INVESTOR	State Sales Tax Exemption	\$0.00 \$0.00
Project Name	G&SINVESTOR	Local Sales Tax Exemption	
		County Real Property Tax Exemption	\$83,032.03
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$306,506.71
Original Project Code		School Property Tax Exemption	\$618,662.07
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$30,874,000.00	Total Exemptions	\$1,008,200.81
Benefited Project Amount	\$30,874,000.00	Total Exemptions Net of RPTL Section 485-b	\$1,008,200.81
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	
Not For Profit		Local PILOT	
Date Project approved	5/23/2000	School District PILOT	\$648,308.23 \$648,308.23
Did IDA took Title to Property	Yes	Total PILOT	\$1,056,513.60 \$1,056,513.60
Date IDA Took Title to Property	5/23/2000	Net Exemptions	-\$48,312.79
Year Financial Assistance is Planned to End	2028	Project Employment Information	
Notes	Project assistance ends 5/23/2020		
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	WESTCHESTER AVENUE	Original Estimate of Jobs to be Created	100.00
Address Line2		Average Estimated Annual Salary of Jobs to be	37,500.00
		Created(at Current Market rates)	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	25,000.00 To : 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	37,500.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	167.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	167.00
Applicant Name	G & S INVESTORS		
Address Line1	211 EAST 43RD STREET, 25TH FLOOR	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	Yes
State	NY	There is no Debt Outstanding for this Project	Yes
Zip - Plus4	10017	IDA Does Not Hold Title to the Property	Yes
Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	UNIT LEASE 1 LLC		
Project Code Project Type		State Sales Tax Exemption	\$0.00
Project Type Project Name	G & S INVESTORS	Local Sales Tax Exemption	\$0.00
Project Name	G & S INVESTORS		\$180,531.69
Dreiset Dart of Another Dhoos, or Multi Dhoos	No	County Real Property Tax Exemption	\$666,419.63
Project Part of Another Phase or Multi Phase		Local Property Tax Exemption	\$1,345,120.77
Original Project Code	Retail Trade	School Property Tax Exemption	\$0.00
Project Purpose Category Total Project Amount		Mortgage Recording Tax Exemption Total Exemptions	\$2,192,072.09
Benefited Project Amount		Total Exemptions Net of RPTL Section 485-b	\$2,192,072.10
Benefited Project Amount Bond/Note Amount	\$110,000,000.00		\$2,192,072.10
	\$4.00	Pilot payment Information	
Annual Lease Payment	\$1.00	Occurrente DIL OT	Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds	No	County PILOT	\$123,155.17 \$123,155.17
Not For Profit		Local PILOT	\$454,618.36 \$454,618.36
Date Project approved	10/1/2001 Yes	School District PILOT	\$917,614.92 \$917,614.92
Did IDA took Title to Property		Total PILOT	\$1,495,388.45 \$1,495,388.45
Date IDA Took Title to Property	5/23/2000 2028	Net Exemptions	\$696,683.64
Year Financial Assistance is Planned to End	2028	Project Employment Information	
Notes			
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	WESTCHESTER AVENUE	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	37,500.00
		Created(at Current Market rates)	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	25,000.00 To : 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	25,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	268.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	268.00
Applicant Name	G & S INVESTORS		
Address Line1	211 EAST 43TH STREET, 25TH FLOOR	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10017	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information
	UNIT LEASE 4A LLC	Project Tax Exemptions & PILOT	
Project Code		Ctota Calas Tay Everyntian	<u>¢0.00</u>
Project Type	Lease G & S INVESTORS	State Sales Tax Exemption	\$0.00 \$0.00
Project Name	G & S INVESTORS	Local Sales Tax Exemption	
	N1	County Real Property Tax Exemption	\$7,494.16
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$27,664.15
Original Project Code		School Property Tax Exemption	\$55,838.13
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$3,100,000.00	Total Exemptions	\$90,996.44
Benefited Project Amount	\$3,100,000.00	Total Exemptions Net of RPTL Section 485-b	\$90,996.44
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00		Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,423.34 \$4,423.34
Not For Profit	No	Local PILOT	\$16,328.42 \$16,328.42
Date Project approved	11/1/2007	School District PILOT	\$32,957.76 \$32,957.76
Did IDA took Title to Property	Yes	Total PILOT	\$53,709.52 \$53,709.52
Date IDA Took Title to Property	5/23/2000	Net Exemptions	\$37,286.92
Year Financial Assistance is Planned to End	2028	Project Employment Information	
Notes			
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	SOUTH MAIN STREET	Original Estimate of Jobs to be Created	55.00
Address Line2		Average Estimated Annual Salary of Jobs to be	25,000.00
		Created(at Current Market rates)	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	20,000.00 To : 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	25,000.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	21.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	21.00
Applicant Name	G & S INVESTORS		
Address Line1	211 EAST 43RD STREET, 25 FLOOR	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	10017	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

General Project InformationProject Tax Exemptions & PILOTPayment InformationProject CodeUNIT LEASE 2A LLCProject TypeLeaseState Sales Tax Exemption\$0.00Project NameG & S INVESTORSLocal Sales Tax Exemption\$0.00Project Part of Another Phase or Multi PhaseNoLocal Property Tax Exemption\$22,683.78Project Part of Another Phase or Multi PhaseNoLocal Property Tax Exemption\$83,735.51Original Project CodeSchool Property Tax Exemption\$169,014.19Project Purpose CategoryRetail TradeMortgage Recording Tax Exemptions\$27,433.48Project Amount\$20,000,000.00Total Exemptions Net of RPTL Section 485-b\$275,433.48Benefited Project Amount\$1.00Pilot payment InformationAnnual Lease Payment\$1.00Actual Payment MadePayment DuFederal Tax Status of BondsStatus of BondsStatus of Bonds\$19,288.62\$19,288			
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Original Project CodeSchool Property Tax Exemption\$169,014.19Project Purpose CategoryRetail TradeMortgage Recording Tax Exemption\$0.00Total Project Amount\$20,000,000.00Total Exemptions\$275,433.48Benefited Project Amount\$20,000,000.00Total Exemptions Net of RPTL Section 485-b\$275,433.48Bond/Note Amount\$1.00Actual Payment MadePayment Du			
Project Purpose Category Retail Trade Mortgage Recording Tax Exemption \$0.00 Total Project Amount \$20,000,000.00 Total Exemptions \$275,433.48 Benefited Project Amount \$20,000,000.00 Total Exemptions Net of RPTL Section 485-b \$275,433.48 Bond/Note Amount Pilot payment Information Actual Payment Made Payment Du			
Total Project Amount \$20,000,000.00 Total Exemptions \$275,433.48 Benefited Project Amount \$20,000,000.00 Total Exemptions Net of RPTL Section 485-b \$275,433.48 Bond/Note Amount Pilot payment Information Actual Payment Made Payment Du			
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Bond/Note Amount Pilot payment Information Annual Lease Payment \$1.00 Actual Payment Made Payment Dute			
Annual Lease Payment \$1.00 Actual Payment Made Payment Du			
Federal Tax Status of Bonds County PILOT \$10,288,62 \$10,288	e Per Agreement		
Not For Profit No Local PILOT \$71,202.54 \$71,202	.54		
Date Project approved 7/6/2003 School District PILOT \$143,717.28 \$143,7	17.28		
Did IDA took Title to Property Yes Total PILOT \$234,208.44 \$234,2	08.44		
Date IDA Took Title to Property 5/23/2000 Net Exemptions \$41,225.04			
Year Financial Assistance is Planned to End 2028 Project Employment Information			
Notes Financial assistance is planned to end 12/11/2023.			
Location of Project # of FTEs before IDA Status 0.00			
Address Line1 PURDY AVENUE Original Estimate of Jobs to be Created 75.00			
Address Line2 Average Estimated Annual Salary of Jobs to be 37,500.00			
Created(at Current Market rates)			
City PORT CHESTER Annualized Salary Range of Jobs to be Created 25,000.00 To: 50,000.00			
State NY Original Estimate of Jobs to be Retained 0.00			
Zip - Plus4 10573 Estimated Average Annual Salary of Jobs to be 25,000.00			
Retained(at Current Market rates)			
Province/Region Current # of FTEs 43.00			
Country United States # of FTE Construction Jobs during Fiscal Year 0.00			
Applicant Information Net Employment Change 43.00			
Applicant Name G & S INVESTORS			
Address Line1 211 EAST 43RD STREET, 25TH STREET Project Status			
Address Line2			
City NEW YORK Current Year Is Last Year for Reporting			
State NY There is no Debt Outstanding for this Project			

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Project Code UNIT LEASE 20 LLC Control Project Type Lease State Sales Tax Exemption \$0.00 Project Name G & S INVESTORS Local Sales Tax Exemption \$0.00 Project Part of Another Phase or Multi Prase No Local Sales Tax Exemption \$0.00 Original Project Code County Real Property Tax Exemption \$10.970.00 Project Purpse Category Retal Trade Mortgage Recording Tax Exemption \$134.524.69 Benefited Project Anount \$2.890.00.00 Total Exemptions \$134.524.69 Bond/Note Anount \$2.800.00.00 Total Exemptions \$134.524.70 Benefited Project Anount \$2.800.00.00 Total Exemptions \$134.524.69 Bond/Note Anount \$2.800.00.00 County Project Tax Exemptions \$134.524.69 Bond/Note Anount \$2.800.00.00 County Project Tax Exemptions \$134.524.69 Bond Total Exemptions Net or Profit No Local PloT \$5.00.69 \$5.200.69 Botal Exemption Net For Profit No Local PloT \$5.700.69 \$5.200.69 Date Project Anorout S / \$200.00	General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Type Lease State Sales Tax Exemption 50.00 Project Parl of Another Phase Ka S INVESTORS Local Sales Tax Exemption \$0.00 Project Parl of Another Phase No Local Sales Tax Exemption \$0.00 Original Project Code School Property Tax Exemption \$80.00.00 Project Parl opse Category, Retail Trade Mortgage Recording Tax Exemption \$80.00.00 Benefited Project Amount \$2.850,000.00 Total Exemptions \$134,524.69 Benefited Project Amount \$2.850,000.00 Total Exemptions \$134,524.70 BondhNete Amount \$2.850,000.00 Total Exemptions \$134,524.70 BondhNet Amount \$2.850,000.00 Pilot payment Information Actual Payment Made Payment Due Per Agreement Foderal Tax Status of Bonds County PILOT \$5.206.55 \$2.206.55 No Tor Projett Not For Projett Mortgage Recording Tax Status 20.70 \$19.921.07 Date Project Aground \$2.200.00 Project Project Agreement Fore Trait Ito Property \$2.200.00 \$10.00 \$10.00 Parl Financial Assistance is Plannet to End 2023 Project Project Exemptions \$71.300.29 Year Financial Assistance is Plannet to End 2023 Project Emptoyment Information Notes County PI				
Project Name G & S INVESTORS Local Sales Tax Exemption 50.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 51.079.00 Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 50.087.33 Project Purpose Category Retail Trade Mortgage Recording Tax Exemption 50.00 Total Project Amount \$2.850.000.00 Total Exemption \$134.524.70 Benefited Project Amount \$2.850.000.00 Total Exemption \$134.524.70 Bond/Note Amount \$2.850.000.00 Total Exemption St of RPTL Section 485-b \$134.524.70 Bond/Note Amount \$1.00 County PILOT \$5.206.95 \$5.206.95 Annual Lesse Payment \$1.00 Local PILOT \$5.206.95 \$5.206.95 Status of Bonds County PILOT \$5.206.95 \$5.206.95 Not For Profit No Local PILOT \$5.37.95.38 \$38.796.38 Did Datook Title to Property Yes Total Exemption S \$71.300.29 Year Financial Assistance is Planned to End 2023 Project Employment Information Vear Financial Assistance is Planned to End 203 Project Employment Information Status of Propert Tax Exemption \$71.300.29 Year Financial Assistance is Planned to End 2			Ctota Calas Tay Everyntian	<u>¢0.00</u>
Project Par of Another Phase No County Real Property Tax Exemption 811.079.00 Project Par of Another Phase No Local Property Tax Exemption 842.983.03 Project Par of Another Phase Resonant Tax Exemption 82.980.000.0 School Property Tax Exemption 80.00 Total Project Amount 82.880.000.00 Total Exemptions 8134.524.69 Benefited Project Amount 82.880.000.00 Total Exemptions 8134.524.69 Benefited Project Amount 82.880.000.00 Total Exemptions 8134.524.70 Benefited Project Amount 82.880.000.00 Total Exemptions 8134.524.70 Annual Lasse Payment Bit 00 Project Payment Made Payment Due Par Agreement 51.00 Annual Lasse Payment 35.00 School District PLOT \$5.026.05 Not For Projett No Local PLIOT \$5.026.05 \$5.206.05 Did Da took Tritle to Projett 75.232000 Wet Exemptions 871.300.23 \$19.221.07 \$19.221.07 Status 10 Another Tritle or Projett 75.232000 Project Employment Information \$83.766.38 \$38.766.38 Vetar Financial Assistance is Plannet to End \$023 Project Employment Information \$71.300.23 Year Financial Assistance is Plannet to End \$600 \$7.500.00 \$7.500.00 Caterion of Project 40 <				
Project Part of Another Phase or Multi Phase No Local Property Tax Exemption 540,897.33 Project Purpose Category Retail Trade Mortgage Recording Tax Exemption \$90.00 Total Project Abound \$2,850.000.00 Total Exemptions \$134,524.69 BondiNok Amount \$2,850.000.00 Total Exemptions \$134,524.69 Annual Lesse Payment \$1.00 Actual Payment Made Payment Due Per Agreement Annual Lesse Payment \$1.00 Actual Payment Made Payment Due Per Agreement Not For Profit No Country PLOT \$5.200.86 \$5.200.86 Not For Profit No Country PLOT \$5.200.86 \$5.200.86 Did IDA took Tritle to Property Yes Total Exemptions \$134,524.00 \$53,200.86 Vear Financial Assistance is Planned to End \$2020.00 Net Exemptions \$71,300.29 \$23,221.07 Status for Property Yes Original Estimate of Jobs to be Created \$0.00 \$32,224.40 \$32,224.40 Vear Financial Assistance is Planned to End 2023 Project Employment Information \$30,300 \$32,224.40 <th>Project Name</th> <th>G & S INVESTORS</th> <th></th> <th></th>	Project Name	G & S INVESTORS		
Original Project Code School Property Tax Exemption 582:548.36 Project Purpose Category Retail Trade Mortage Recording Tax Exemption 58.00 Total Project Amount \$2,850.000.00 Total Exemption State Stat		N1		
Project Purpose Category Retail Trade Mortgage Recording Tax Exemption \$0.00 Total Project Amount \$2,850,000.00 Total Exemptions Net of RPTL Section 485-b \$134,524.60 Benefited Project Amount \$2,850,000.00 Total Exemptions Net of RPTL Section 485-b \$134,524.70 Bond/Note Amount \$2,850,000.00 Pilot payment Information Retail Trade Payment Due Per Agreement Annual Lesse Payment \$1.00 Actual Payment Made Payment Due Per Agreement Store \$5,206.95 \$5,206.95 \$5,206.95 Not For Profit No Local PLIOT \$19,221.07 \$19,221.07 Date Project approved 35/2004 School District PLIOT \$33,796.38 \$33,796.38 Date IDA Took Tritle to Property Yes Total Purpoint Information \$71,300.29 \$63,224.40 \$63,224.40 Year Financial Assistance is Planned to End 2023 Project Employment Information \$70,000.00 \$71,300.29 \$70,000.00 \$71,300.29 \$71,500.00 \$71,500.00 \$71,500.00 \$71,500.00 \$71,500.00 \$71,500.00 \$71,500,00.00 \$71,500,00.00		NO		
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Benefited Project Amount \$2,850,000.00 Total Exemptions Net of RPTL Section 485-b \$134,524.70 Bond/Note Amount Pilot payment Information Actual Payment Made Payment Due Per Agreement Annual Lase Payment \$1.00 Actual Payment Made Payment Due Per Agreement \$5.206.95 Not For Profit No County PILOT \$5.206.95 \$5.206.95 Did Dato tor Nitle to Property Yes School District PILOT \$38,796.38 \$338,796.38 Date Project approved 35/2004 Net For Profet \$52/300.95 \$63,224.40 \$63,224.40 Year Financial Assistance is Planned to End 2023 Project Employment Information \$71,300.29 Year Financial Assistance is Planned to End 2023 Project Employment Information \$73,300.09 Address Line1 NORTH MAIN STREET & ADEE STREET Original Estimate of Jobs to be Created \$0.00 Address Line2 Average Estimated Annual Salary of Jobs to be \$75,000.00 To: 50,000.00 City PORT CHESTER Annualized Salary Range of Jobs to be Created \$0.00 State NY Original Estimate of Jobs to be \$76				
Bond/Note Amount Pilot payment Information Annual Lease Payment \$1.00 Actual Payment Made Payment Due Per Agreement Status of Bonds County PILOT \$5.206.95 \$5.206.95 Not For Profit No Local PILOT \$19.221.07 \$19.221.07 Date DP Topicet approved 35/2004 School District PLOT \$38.786.38 \$38.786.38 Date IDA Took Title to Property Yes Yes Yes Yes \$63.224.40 \$63.224.40 Year Financial Assistance is Planned to End 2023 Project Employment Information Yes		+)		+ -)
Annual Lease Payment \$1.00 Actual Payment Made Payment Due Per Agreement Federal Tax Status of Bonds County PILOT \$5,206.95 \$5,206.95 Not For Profit No County PILOT \$5,206.95 \$5,206.95 Not For Profit No County PILOT \$36,206.95 \$5,206.95 Date Project approved 3/5/2004 School District PILOT \$38,796.38 \$38,796.38 Did IDA took Title to Property \$6/23/2000 Not Exemptions \$71,300.29 Year Financial Assistance is Planned to End 2023 Project Employment Information Notes # of FTEs before IDA Status 0.00 Address Line1 NORTH MAIN STREET & ADEE STREET Original Estimate of Jobs to be Created 80.00 Address Line2 Average Estimated Annual Stary of Jobs to ba 37,500.00 To: 50,000.00 City PORT CHESTER Annualized Salary Range of Jobs to ba 37,500.00 City PORT CHESTER Annualized Salary for Jobs to ba 37,500.00 County United States # of FTE Construction Abs during Fiscal Year 0.00 <t< th=""><th></th><th>\$2,850,000.00</th><th></th><th>\$134,524.70</th></t<>		\$2,850,000.00		\$134,524.70
Federal Tax Status of BondsCounty PILOT\$5,206.95\$5,206.95Not FryfitNoLocal PILOT\$5,206.95\$5,206.95Date Project approved3/5/2004School District PILOT\$38,796.38\$38,796.38Did IDA took Title to PropertyYesTotal PILOT\$63,224.40\$63,224.40Date IDA Took Title to Property5/23/2000Net Exemption\$7,302.9Year Financial Assistance is Planned to End2023Project Employment Information\$7,302.9Year Address Line1NORTH MAIN STREET & ADEE STREETOriginal Estimate of Jobs to be Created80.00Address Line2NORTH MAIN STREET & ADEE STREETOriginal Estimate of Jobs to be Created80.00Address Line2NORTH CHESTERAverage Estimated Annual Salary of Jobs to be37,500.00Toriginal Estimate of Jobs to be Created0.00To: 50,000.00StateNYOriginal Estimate of Jobs to be Created0.00StateNYOriginal Estimate of Jobs to be Created0.00CountyUnited States# of FTE Construction Jobs during Fisci Area0.00 <t< th=""><th></th><th></th><th>Pilot payment Information</th><th></th></t<>			Pilot payment Information	
Not For Profit No Local PLOT \$19,221.07 \$19,221.07 Date Project approved 3/5/2004 School District PLIOT \$38,796.38 \$33,796.38 Date IDA Took Title to Property Yes Total PLIOT \$63,224.40 \$63,224.40 Year Financial Assistance is Planned to End 2023 Project Employment Information \$71,300.29 Year Financial Assistance is Planned to End 2023 Project Employment Information \$75,000.00 Address Line1 NORTH MAIN STREET & ADEE STREET Original Estimate of Jobs to be Created 80.00 Address Line2 Average Estimated Annualized Salary angle of Jobs to be Created (af Current Market rates) \$7,500.00 To: 50,000.00 City PORT CHESTER Annualized Salary Angle of Jobs to be Current Market rates) \$7,500.00 City PORT CHESTER Annualized Salary Angle of Jobs to be B \$7,500.00 To: 50,000.00 State NY Original Estimate of Jobs to be Current Market rates) \$0,00 \$1,500.00 Province/Region Current Year Salary of Jobs to be B \$7,500.00 To: 50,000.00 \$1,500.00 \$1,500.00 \$1,500.00		\$1.00		Actual Payment Made Payment Due Per Agreement
Date Project approved3%72004School District PLOT\$38,796.38\$38,796.38Did IDA took Title to PropertyYesTotal PILOT\$63,224.40\$63,224.40Date IDA Took Title to Property27232000Net Exemptions\$71,300.29Year Financial Assistance is Planned to End2023Project Employment InformationNotes				
Did IDA took Title to Property Date IDA Took Title to Property Pear Financial Assistance is Planned to End 2023 Total PILOT 923/2000 \$63,224.40 \$63,224.40 Year Financial Assistance is Planned to End 2023 2023 Project Employment Information \$71,300.29 Notes # of FTEs before IDA Status 0.00 Address Line1 NORTH MAIN STREET & ADEE STREET Original Estimate of Jobs to be Created Retained Annual Salary of Jobs to be Created(at Current Market rates) 37,500.00 City PORT CHESTER Annualized Salary Range of Jobs to be Created Retained(at Current Market rates) 0.00 Zip - Plus4 10573 Estimate of Jobs to be Retained 0.00 37,500.00 Province/Region Current Market rates) 0.00 37,500.00 Applicant Information Retained(at Current Market rates) 0.00 37,500.00 Province/Region Current Y of FTE 15.00 15.00 Applicant Information Net Employment Change 15.00 Address Line2 211 EAST 43RD STREET, 25TH FLOOR Project Status 15.00 Address Line2 Current Year Is Last Year for Reporting 15.00 15.00 City NEW YORK Current Year Is Last Year for Reporting 15.00 Address Line2 III EAST 43RD STREET, 25TH FLOOR Project Status 15.00 Address Line	Not For Profit		Local PILOT	
Date IDA Took Title to Property 5/23/2000 Net Exemptions \$71,300.29 Year Financial Assistance is Planned to End 2023 Project Employment Information Notes # of FTEs before IDA Status 0.00 Address Line1 NORTH MAIN STREET & ADEE STREET Original Estimate of Jobs to be Created 80.00 Address Line1 NORT MAIN STREET & ADEE STREET Original Estimate of Jobs to be Created 80.00 Address Line2 PORT CHESTER Average Estimated Annual Salary of Jobs to be Created 25,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Created 25,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 0 Current Market rates) 87,500.00 To: 50,000.00 0 Province/Region Current Market rates 37,500.00 To: 50,000.00 Applicant Information Ketained(at Current Market rates) 15.00 0 Applicant Information Net Employment Change 15.00 15.00 Address Line2 Interes ino Debt Outstanding for this Project <t< th=""><th>Date Project approved</th><th></th><th>School District PILOT</th><th></th></t<>	Date Project approved		School District PILOT	
Year Financial Assistance is Planned to End 2023 Project Employment Information Notes				
Notes Introject Employment monitation Location of Project # of FTEs before IDA Status 0.00 Address Line1 NORTH MAIN STREET & ADEE STREET Original Estimate of Jobs to be Created 80.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 80.00 37.500.00 City PORT CHESTER Annualized Salary Range of Jobs to be Retained 0.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 10573 Estimated Average Annual Salary of Jobs to be Retained 0.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Address Line1 211 EAST 43RD STREET, 25TH FLOOR Net Employment Change 15.00 Address Line2 Current Year Is Last Year for Reporting 15.00 15.00 Address Line2 VY Original Estimate of Jobs during Fiscal Year 0.00 15.00 Address Line2 VINEW YORK Current Year Is Last Year for Reporting 15.00 15.00 Address Line2 VINEW YORK Current Year Is Last Year for Reporting 15.00 15.00	Date IDA Took Title to Property		Net Exemptions	\$71,300.29
Location of Project # of FTEs before IDA Status 0.00 Address Line1 NORTH MAIN STREET & ADEE STREET Original Estimate of Jobs to be Created 80.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 37,500.00 City PORT CHESTER Annualized Salary Range of Jobs to be Created 25,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 37,500.00 Province/Region Estimated Average Annual Salary of Jobs to be 37,500.00 37,500.00 37,500.00 Country United States # of FTE Construction Jobs during Fiscal Year 37,500.00 Applicant Information K of FTE Construction Jobs during Fiscal Year 0.00 37,500.00 Address Line2 United States # of FTE Construction Jobs during Fiscal Year 0.00 Address Line1 211 EAST 43RD STREET, 25TH FLOOR Project Status 15.00 Address Line2 Current Year Is Last Year for Reporting 10017 IDA Does Not Hold Title to the Project 10017 There is no Debt Outstanding for this Project IDA Does Not Hold Title to the Project 1DA Does Not Hold Title	Year Financial Assistance is Planned to End	2023	Project Employment Information	
Address Line1 NORTH MAIN STREET & ADEE STREET Original Estimate of Jobs to be Created 80.00 Address Line2 Average Estimated Annual Salary of Jobs to be Created 37,500.00 37,500.00 City PORT CHESTER Annualized Salary Range of Jobs to be Created 25,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 37,500.00 Zip - Plus4 10573 Estimated Average Annual Salary of Jobs to be Retained 0.00 37,500.00 Province/Region Current # of FTEs 15.00 37,500.00 To: 50,000.00 15,00 Address Line2 United States # of FTE Construction Jobs during Fiscal Year 0.00 15.00 15.00 Address Line2 Current # of FTEs 15.00 15.00 15.00 15.00 15.00 Address Line2 Estimated Average Annual Salary of Jobs to be Created 15.00 <th>Notes</th> <th></th> <th></th> <th></th>	Notes			
Address Line2 Average Estimated Annual Salary of Jobs to be Created(at Current Market rates) 37,500.00 City PORT CHESTER Annualized Salary Range of Jobs to be Retained 0.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 10573 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 37,500.00 Province/Region Current Warket rates) 37,500.00 37,500.00 Applicant Information Current Market rates) 37,500.00 Applicant Information Met Employment Change 15.00 Address Line1 211 EAST 43RD STREET, 25TH FLOOR Project Status Address Line2 Current Year Is Last Year for Reporting 15.00 City NEW YORK Current Year Is Last Year for Reporting 15.00 State NY There is no Debt Outstanding for this Project 15.00 Yip - Plus4 10017 IDA Does Not Hold Title to the Property 15.00	Location of Project		# of FTEs before IDA Status	0.00
Created(at Current Market rates) City PORT CHESTER Annualized Salary Range of Jobs to be Created 25,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 To: 50,000.00 Zip - Plus4 10573 Estimated Average Annual Salary of Jobs to be 37,500.00 To: 50,000.00 Province/Region Intervince Estimated Average Annual Salary of Jobs to be 37,500.00 To: 50,000.00 Province/Region Intervince Bestimated Average Annual Salary of Jobs to be 37,500.00 To: 50,000.00 Address Line1 United States # of FTE Construction Jobs during Fiscal Year 0.00 Intervince/Region Address Line2 G & S INVESTORS Intervince/Regoting Intervince/Regoting Intervince/Regoting Address Line2 Intervince Current Year Is Last Year for Reporting Intervince/Regoting Intervince/Regoting State NY There is no Debt Outstanding for high Tries Project Intervince/Regoting Intervince/Regoting Address Line2 NY There is no Debt Outstanding for high Tries Project Intervince/Regoting Intervince/Regoting Micro NY There is no Debt Outstandin	Address Line1	NORTH MAIN STREET & ADEE STREET	Original Estimate of Jobs to be Created	80.00
City PORT CHESTER Annualized Salary Range of Jobs to be Created 25,000.00 To: 50,000.00 State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 10573 Estimated Average Annual Salary of Jobs to be Retained 0.00 Province/Region Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 37,500.00 Province/Region Current # of FTEs 15.00 Applicant Information # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information S S INVESTORS 15.00 Address Line2 Int EAST 43RD STREET, 25TH FLOOR Project Status 15.00 State NY Current Year Is Last Year for Reporting 15.00 State NY There is no Debt Outstanding for this Project 15.00 Moderes Line2 Interview Standing for this Project Interview Standing for this Project 15.00 State NY There is no Debt Outstanding for this Project Interview Standing for this Project Moderes Line2 Interview Standing for this Project Interview Standing for this Project Interview Standing for this Project Moderes Line2 Interview Standing for this Proje	Address Line2		Average Estimated Annual Salary of Jobs to be	37,500.00
State NY Original Estimate of Jobs to be Retained 0.00 Zip - Plus4 10573 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 37,500.00 Province/Region Current Y darket rates) 15.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 15.00 Address Line1 211 EAST 43RD STREET, 25TH FLOOR Project Status Address Line2 Very YORK Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project State NY There is no Debt Outstanding for this Project Province/Region 10017 IDA Does Not Hold Title to the Project Y			Created(at Current Market rates)	
Zip - Plus4 10573 Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates) 37,500.00 Province/Region Current # of FTEs 15.00 Country United States # of FTE Construction Jobs during Fiscal Year 0.00 Applicant Information Net Employment Change 15.00 Address Line1 211 EAST 43RD STREET, 25TH FLOOR Project Status Address Line2 View YORK Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 10017 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	25,000.00 To : 50,000.00
Image: constraint of the second sec	State	NY	Original Estimate of Jobs to be Retained	0.00
Province/RegionCurrent # of FTEs15.00CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change15.00Applicant NameG & S INVESTORSInterferenceAddress Line1211 EAST 43RD STREET, 25TH FLOORProject StatusAddress Line2InterferenceInterferenceCityNEW YORKCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus410017IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions	Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	37,500.00
CountryUnited States# of FTE Construction Jobs during Fiscal Year0.00Applicant InformationNet Employment Change15.00Applicant NameG & S INVESTORSProject StatusAddress Line1211 EAST 43RD STREET, 25TH FLOORProject StatusAddress Line2Vew YORKCurrent Year Is Last Year for ReportingStateNYThere is no Debt Outstanding for this ProjectZip - Plus410017IDA Does Not Hold Title to the PropertyProvince/RegionThe Project Receives No Tax Exemptions			Retained(at Current Market rates)	
Applicant Information Net Employment Change 15.00 Applicant Name G & S INVESTORS Image: Constraint of the state sta	Province/Region		Current # of FTEs	15.00
Applicant Name G & S INVESTORS Address Line1 211 EAST 43RD STREET, 25TH FLOOR Project Status Address Line2 Current Year Is Last Year for Reporting City NEW YORK Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 10017 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Name G & S INVESTORS Address Line1 211 EAST 43RD STREET, 25TH FLOOR Project Status Address Line2 Current Year Is Last Year for Reporting City NEW YORK Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 10017 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Applicant Information		Net Employment Change	15.00
Address Line2 Current Year Is Last Year for Reporting City NEW YORK Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 10017 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions		G & S INVESTORS	· · · •	
Address Line2 Current Year Is Last Year for Reporting City NEW YORK Current Year Is Last Year for Reporting State NY There is no Debt Outstanding for this Project Zip - Plus4 10017 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Address Line1	211 EAST 43RD STREET, 25TH FLOOR	Project Status	
State NY There is no Debt Outstanding for this Project Zip - Plus4 10017 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	Address Line2			
State NY There is no Debt Outstanding for this Project Zip - Plus4 10017 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	City	NEW YORK	Current Year Is Last Year for Reporting	
Zip - Plus4 10017 IDA Does Not Hold Title to the Property Province/Region The Project Receives No Tax Exemptions	State			
Province/Region The Project Receives No Tax Exemptions	Zip - Plus4	10017		
	Country	USA		

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information
		Project Tax Exemptions & PILOT	
Project Code	UNIT LEASE 2B LLC	Ctote Color Toy Everyntion	¢0.00
Project Type	Lease G & S INVESTORS	State Sales Tax Exemption	\$0.00 \$0.00
Project Name	G & S INVESTORS		\$4,316.35
Ducingt Dout of Another Dhoose on Multi Dhoose	No	County Real Property Tax Exemption	
Project Part of Another Phase or Multi Phase	NO	Local Property Tax Exemption	\$15,933.49 \$32,160.62
Original Project Code	Retail Trade	School Property Tax Exemption	\$0.00
Project Purpose Category Total Project Amount		Mortgage Recording Tax Exemption Total Exemptions	\$52,410.46
Benefited Project Amount	\$1,967,000.00	Total Exemptions Net of RPTL Section 485-b	\$52,410.40
Benefited Project Amount Bond/Note Amount	\$1,907,000.00		\$52,410.47
	<u>*4 00</u>	Pilot payment Information	
Annual Lease Payment	\$1.00	O sum to DIL OT	Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds	No	County PILOT	\$1,968.88 \$1,968.88 \$7,967.00
Not For Profit		Local PILOT	\$7,267.98 \$7,267.98 \$44,000.00
Date Project approved	5/23/2000 Yes	School District PILOT	\$14,669.90 \$14,669.90
Did IDA took Title to Property		Total PILOT	\$23,906.76 \$23,906.76
Date IDA Took Title to Property	5/23/2000 2028	Net Exemptions	\$28,503.70
Year Financial Assistance is Planned to End		Project Employment Information	
Notes	PILOT was terminated in 2020.	1	
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	MAIN STREET & WESTCHESTER AVE	Original Estimate of Jobs to be Created	145.00
Address Line2		Average Estimated Annual Salary of Jobs to be	37,500.00
		Created(at Current Market rates)	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	25,000.00 To : 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	37,500.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	0.00
Applicant Name	G & S INVESTORS		
Address Line1	211 EAST 43RD STREET, 25 FLOOR	Project Status	
Address Line2			
City	NEW YORK	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	Yes
Zip - Plus4	10017	IDA Does Not Hold Title to the Property	Yes
Province/Region		The Project Receives No Tax Exemptions	Yes
Country	USA		

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5505-18-01			
Project Code Project Type		State Sales Tax Exemption	\$0.00	
Project Type Project Name	G&S Port Chester - Unit 2D	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$9,573.44	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$35,339.65	
,			\$35,339.65 \$71,330.59	
Original Project Code	Retail Trade	School Property Tax Exemption	\$71,330.59	
Project Purpose Category Total Project Amount		Mortgage Recording Tax Exemption Total Exemptions	\$116,243.68	
Benefited Project Amount	φυ.υυ	Total Exemptions Net of RPTL Section 485-b	\$116,243.68	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,568.09
Not For Profit		Local PILOT		\$5,788.47
Date Project approved	5/9/2018	School District PILOT		\$11,683.62
Did IDA took Title to Property	Yes	Total PILOT		\$19,040.18
Date IDA Took Title to Property	10/6/0018	Net Exemptions	\$97,203.50	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes		<u> </u>	•	
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Abendroth Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be	0.00	
		Created(at Current Market rates)		
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	0.00 To : 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	0.00	
		Retained(at Current Market rates)		
Province/Region		Current # of FTEs	18.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	18.00	
Applicant Name	G&S Port Chester Unit 2D DE, LLC			
Address Line1	211 East 43rd Street	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10017	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			
Country	00/1			

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	JETRO/RESTAURANT DEP		
Project Type	Lease	State Sales Tax Exemption	\$0.00
Project Name	JMDH REAL ESTATE OF PORT CHESTER, LLC	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$28,517.44
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$105,270.05
Original Project Code		School Property Tax Exemption	\$212,480.12
Project Purpose Category		Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$19,000,000.00	Total Exemptions	\$346,267.61
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$346,267.61
Bond/Note Amount		Pilot payment Information	
Annual Lease Payment	\$1.00	• •	Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$27,300.57 \$27,300.57
Not For Profit	No	Local PILOT	\$101,584.13 \$101,584.13
Date Project approved		School District PILOT	\$205,082.82 \$205,082.82
Did IDA took Title to Property	Yes	Total PILOT	\$333,967.52 \$333,967.52
Date IDA Took Title to Property	11/10/2010	Net Exemptions	\$12,300.09
Year Financial Assistance is Planned to End	2021	Project Employment Information	
Notes	THIS IS A STRAIGHTLEASE TRANSACTION	& DATED 11/10/2010 AS PILOT MORTGAGE. THE A	NNUAL LEASE PAYMENT IS \$1.
Location of Project		# of FTEs before IDA Status	0.00
Address Line1	305 SOUTH REGENT STREET	Original Estimate of Jobs to be Created	67.00
Address Line2		Average Estimated Annual Salary of Jobs to be	31,245.00
		Created(at Current Market rates)	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	26,000.00 To : 91,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	31,245.00
		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00
Applicant Information		Net Employment Change	74.00
Applicant Name	"JDMDH REAL ESTATE OF PORT CHESTER, LLC"		
Address Line1	15-24 132ND STREET	Project Status	
	13-24 ISZIND STREET	Project Status	
Address Line2	COLLEGE POINT	Current Veer le Leet Veer fer Deperting	
City State		Current Year Is Last Year for Reporting There is no Debt Outstanding for this Project	
Zip - Plus4		IDA Does Not Hold Title to the Property	
Province/Region	11000	The Project Receives No Tax Exemptions	
Country	USΔ	The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Conoral Project Information		Project Tax Exemptions & PILOT	Payment Information
General Project Information		Project Tax Exemptions & PILOT	
Project Code	KINGSPORT APARTMENT LP	Otata Oalea Tau Francistan	<u> </u>
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00
Project Name	KINGSPORT APARTMENT LP PROJECT	Local Sales Tax Exemption	\$0.00
		County Real Property Tax Exemption	\$34,989.58
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$129,161.49
Original Project Code		School Property Tax Exemption	\$260,703.32
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount		Total Exemptions	\$424,854.39
Benefited Project Amount	\$14,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$424,854.39
Bond/Note Amount	\$14,500,000.00	Pilot payment Information	
Annual Lease Payment			Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$4,323.72 \$4,323.72
Not For Profit	Yes	Local PILOT	\$36,460.72 \$36,460.72
Date Project approved	8/1/2011	School District PILOT	\$32,215.56 \$32,215.56
Did IDA took Title to Property	Yes	Total PILOT	\$73,000.00 \$73,000.00
Date IDA Took Title to Property	8/1/2011	Net Exemptions	\$351,854.39
Year Financial Assistance is Planned to End	2051	Project Employment Information	
Notes			
Location of Project		# of FTEs before IDA Status	2.00
Address Line1	245 KING STREET	Original Estimate of Jobs to be Created	
Address Line2		Average Estimated Annual Salary of Jobs to be	133,973.00
		Created(at Current Market rates)	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	87,942.00 To : 170,435.00
State	NY	Original Estimate of Jobs to be Retained	2.00
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	34,710.00
F T		Retained(at Current Market rates)	
Province/Region		Current # of FTEs	2.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	75.00
Applicant Information		Net Employment Change	0.00
Applicant Name	KINGSPORT APARTMENTS LP		
Address Line1	30 QUOGUE STREET	Project Status	
Address Line2			
City	QUOGUE	Current Year Is Last Year for Reporting	
State	NY	There is no Debt Outstanding for this Project	
Zip - Plus4	11959	IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

General Project Information		Project Tax Exemptions & PILOT	Payment Information
Project Code	SOUTHPORT MEWS APARTMENTS		
Project Code Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00
Project Name	SOUTH MAIN STREET HOUSING	Local Sales Tax Exemption	\$0.00
i roject name	ASSOCIATION		40.00
		County Real Property Tax Exemption	\$21,005.18
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$77,539.09
Original Project Code		School Property Tax Exemption	\$156,507.15
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00
Total Project Amount	\$5,000,000.00	Total Exemptions	\$255,051.42
Benefited Project Amount	\$5,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$255,051.42
Bond/Note Amount	\$4,068,020.00	Pilot payment Information	
Annual Lease Payment			Actual Payment Made Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00 \$0.00
Not For Profit	Yes	Local PILOT	\$30,983.71 \$30,983.71
Date Project approved	12/23/2004	School District PILOT	\$77,157.50 \$77,157.50
Did IDA took Title to Property	Yes	Total PILOT	+ J + J
Date IDA Took Title to Property	12/23/2004	Net Exemptions	\$146,910.21
Year Financial Assistance is Planned to End	2041	Project Employment Information	
Notes	\$4,318,000 DEBT WAS FIRST ISSUED IN DECEMBER 2004 AT A RATE OF 6.55. DEBT WAS NOT PREVIOUSLY REFLECTED IN PARIS REPORTING UNTIL		
	2013. MATURITY DATE FOR SAID DEBT IS		
	DEBT WAS FULLY RETIRED ON FEBRUARY	1, 2018. THE PILOT AGREEMENT REMAINS IN PLA	
Location of Project		# of FTEs before IDA Status	2.00
Address Line1	50 SOUTH MAIN STREET	Original Estimate of Jobs to be Created	2.00
Address Line2		Average Estimated Annual Salary of Jobs to be	37,500.00
		Created(at Current Market rates)	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	25,000.00 To : 50,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be	37,500.00
Duction of the second		Retained(at Current Market rates) Current # of FTEs	2.00
Province/Region	United States		0.00
Country	United States	# of FTE Construction Jobs during Fiscal Year	
Applicant Information	SOUTHPORT MEWS PRESERVATION L.P.	Net Employment Change	0.00
Applicant Name Address Line1	423 WEST 55 STREET		
	423 WEST 33 STREET	Project Status	
Address Line2	NEW YORK	Current Veer le Leet Veer fer Dererting	
City	NY	Current Year Is Last Year for Reporting	
State	10019	There is no Debt Outstanding for this Project	
Zip - Plus4		IDA Does Not Hold Title to the Property	
Province/Region		The Project Receives No Tax Exemptions	
Country	USA		

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Run Date:08/25/2020Status:CERTIFIEDCertified Date:08/25/2020

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
13	\$4,994,379.02	\$3,481,628.63	\$1,512,750.39	617

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Run Date: 08/25/2020 Status: CERTIFIED Certified Date: 08/25/2020

Certified Financial Audit for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Run Date:08/25/2020Status:CERTIFIEDCertified Date :08/25/2020

Financial Documents

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

URL (If Applicable)	Attachments
www.portchesterny.com/home/industrial-development-agency	Attachment Included

C	Question	Response
2	2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	Yes

URL (If Applicable)	Attachments
www.portchesterny.com/home/industrial-development-agency	Attachment Included

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

URL (If Applicable)	Attachments
www.portchesterny.com/home/industrial-development-agency	Attachment Included

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

URL (If Applicable)	Attachments

Investment Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Run Date : 08/25/2020 Status: CERTIFIED Certified Date: 08/25/2020

Investment Information

Ques	stion	Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925	Yes	www.portchesterny.com/home/industrial-development-
	(6) of PAL?		agency
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	www.portchesterny.com/home/industrial-development-
			agency
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its	Yes	www.portchesterny.com/home/industrial-development-
	annual audit of investments?		agency

Procurement Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Run Date:08/25/2020Status:CERTIFIEDCertified Date :08/25/2020

Procurement Information:

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

Procurement Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Run Date:08/25/2020Status:CERTIFIEDCertified Date :08/25/2020

Procurement Transactions Listing:

1. Vendor Name	Anthony Siligato	Address Line1	222 Grace Church Street
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	PORT CHESTER
Award Date	6/1/2019	State	NY
End Date		Postal Code	10573
Fair Market Value	\$9,000.00	Plus 4	
Amount	\$9,000.00	Province/Region	
Amount Expended For Fiscal Year	\$9,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	To perform financial functions of PCIDA.

2. Vendor Name	Christopher Steers	Address Line1	222 Grace Church Street
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	PORT CHESTER
Award Date	6/1/2016	State	NY
End Date		Postal Code	10573
Fair Market Value	\$18,000.00	Plus 4	
Amount	\$18,000.00	Province/Region	
Amount Expended For Fiscal Year	\$18,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	To oversee administrative functions of PCIDA

Procurement Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2020

Run Date:08/25/2020Status:CERTIFIEDCertified Date :08/25/2020

3. Vendor Name	Harris Beach, PLLC	Address Line1	677 Broadway
Type of Procurement	Consulting Services	Address Line2	Suite 1101
Award Process	Authority Contract - Competitive Bid	City	ALBANY
Award Date	4/5/2010	State	NY
End Date		Postal Code	12207
Fair Market Value		Plus 4	
Amount	\$30,696.16	Province/Region	
Amount Expended For Fiscal Year	\$30,696.16	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Economic Development Legal Services, based on hourly rate