

Annual Report for Port Chester Industrial Development Agency

Fiscal Year Ending: 05/31/2023

Run Date: 08/23/2023

Status: CERTIFIED

Certified Date: 08/23/2023

Governance Information (Authority-Related)

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	https://www.portchesternyida.org/
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.portchesternyida.org/
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	https://www.portchesternyida.org/
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	https://www.portchesternyida.org/
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		https://www.portchesternyida.org/

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Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		https://www.portchesternyida.org/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		https://www.portchesternyida.org/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.portchesternyida.org/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.portchesternyida.org/
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	https://www.portchesternyida.org/

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Board of Directors Listing

Name	ALLEN, JOHN J	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/1/2022	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	

Name	ALZATE, JULIANA	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/1/2022	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	

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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

Name	FERRARA, FRANK	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	4/11/2022	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	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'CONNELL, 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 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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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Cimino, Rosalind	Secretary and Information Technology Director	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	
Rovello, Joelle	Deputy Finance Officer	Administrative and Clerical				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	
Siligato, Anthony	Chief Financial Officer	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	
Steers, Christopher	Administrative Director	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No	

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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
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Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
ALLEN, JOHN J	Board of Directors												X	
ALZATE, JULIANA	Board of Directors												X	
BRESCIO, MICHAEL	Board of Directors												X	
FERRARA, FRANK	Board of Directors												X	
HIENSCH, JOHN	Board of Directors												X	
O'CONNELL, RICHARD	Board of Directors												X	
TAYLOR, JAMES T	Board of Directors												X	

Staff

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

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

Name of Subsidiary/Component Unit	Status
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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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		\$937,078.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$2,151.00
	Total current assets		\$939,229.00
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			\$939,229.00
Liabilities			
Current Liabilities			
	Accounts payable		\$6,232.00
	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		\$6,232.00
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			\$6,232.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$932,997.00
	Total net assets		\$932,997.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$354,577.00
	Rental and financing income		\$0.00
	Other operating revenues		\$33,046.00
	Total operating revenue		\$387,623.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$99,862.00
	Supplies and materials		\$0.00
	Depreciation and amortization		\$0.00
	Other operating expenses		\$18,370.00
	Total operating expenses		\$118,232.00
Operating income (loss)			\$269,391.00
Nonoperating Revenues			
	Investment earnings		\$0.00
	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		\$22,189.00
	Total nonoperating revenue		\$22,189.00
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		\$291,580.00
Capital contributions			\$0.00
Change in net assets			\$291,580.00
Net assets (deficit) beginning of year			\$641,417.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$932,997.00

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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

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Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	12,732,692.00	0.00	227,988.00	12,504,704.00
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	12,732,692.00	0.00	227,988.00	12,504,704.00

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

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IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5505-22-02A			
Project Type	Lease	State Sales Tax Exemption	\$2,840.00	
Project Name	108 Gateway (The Magellan)	Local Sales Tax Exemption	\$3,077.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$38,424,318.00	Total Exemptions	\$5,917.00	
Benefited Project Amount	\$33,620,911.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit		Local PILOT	\$0.00	\$0.00
Date Project approved	6/8/2022	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/28/2022	Net Exemptions	\$5,917.00	
Year Financial Assistance is Planned to End	2044	Project Employment Information		
Notes	PILOT begins 2024			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	108 South Main Street	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	56,666.00	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	45,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	4.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	108 Gateway , LLC			
Address Line1	92 North Avenue	Project Status		
Address Line2				
City	NEW ROCHELLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10801	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	5505-18-02A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	1618 North Main, LLC - 2019 Project	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,395.28	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,563.55	
Original Project Code		School Property Tax Exemption	\$25,532.01	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,595,000.00	Total Exemptions	\$42,490.84	
Benefited Project Amount	\$1,036,502.00	Total Exemptions Net of RPTL Section 485-b		
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	\$1,526.37	\$1,526.37
Not For Profit	No	Local PILOT	\$6,097.58	\$6,097.58
Date Project approved	1/10/2018	School District PILOT	\$11,478.09	\$11,478.09
Did IDA took Title to Property	Yes	Total PILOT	\$19,102.04	\$19,102.04
Date IDA Took Title to Property	4/16/2019	Net Exemptions	\$23,388.80	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	The project is also known as Post Road Iron Works.			
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 Created(at Current Market rates)	70,000.00	
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 Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	186.00	
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	CT	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	5505-21-01A				
Project Type	Lease	State Sales Tax Exemption	\$5,798.00		
Project Name	30 Broad Development, LLC	Local Sales Tax Exemption	\$6,281.00		
		County Real Property Tax Exemption	\$0.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00		
Original Project Code		School Property Tax Exemption	\$0.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$18,087,000.00	Total Exemptions	\$12,079.00		
Benefited Project Amount	\$15,282,000.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	3/10/2021	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	8/1/2022	Net Exemptions	\$12,079.00		
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	PILOT begins 2024				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	30 Broad Street	Original Estimate of Jobs to be Created	35.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	65,571.00		
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created	30,000.00	To: 120,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	30 Broad Development LLC				
Address Line1	181 Westchester Avenue	Project Status			
Address Line2					
City	PORT CHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10573	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	UNIT LEASE 4A LLC				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	G & S INVESTORS	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$8,580.93		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$34,279.31		
Original Project Code		School Property Tax Exemption	\$64,527.33		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,100,000.00	Total Exemptions	\$107,387.57		
Benefited Project Amount	\$3,100,000.00	Total Exemptions Net of RPTL Section 485-b			
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	\$4,966.98	\$4,966.98
Not For Profit	No		Local PILOT	\$19,842.22	\$19,842.22
Date Project approved	11/1/2007		School District PILOT	\$37,350.97	\$37,350.97
Did IDA took Title to Property	Yes		Total PILOT	\$62,160.17	\$62,160.17
Date IDA Took Title to Property	5/23/2000		Net Exemptions	\$45,227.40	
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 Created(at Current Market rates)	25,000.00		
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 Retained(at Current Market rates)	25,000.00		
Province/Region		Current # of FTEs	30.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	30.00		
Applicant Name	G & S INVESTORS	Project Status			
Address Line1	211 EAST 43RD STREET, 25 FLOOR				
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				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	UNIT LEASE 2A LLC			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	G & S INVESTORS	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$26,580.65	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$106,185.01	
Original Project Code		School Property Tax Exemption	\$199,882.55	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$20,000,000.00	Total Exemptions	\$332,648.21	
Benefited Project Amount	\$20,000,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$19,272.27	\$19,272.27
Not For Profit	No	Local PILOT	\$76,989.35	\$76,989.35
Date Project approved	7/6/2003	School District PILOT	\$144,924.68	\$144,924.68
Did IDA took Title to Property	Yes	Total PILOT	\$241,186.30	\$241,186.30
Date IDA Took Title to Property	5/23/2000	Net Exemptions	\$91,461.91	
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 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	
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00	
Province/Region		Current # of FTEs	28.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	28.00	
Applicant Name	G & S INVESTORS	Project Status		
Address Line1	211 EAST 43RD STREET, 25TH STREET			
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10017	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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Project Code	UNIT LEASE 2C LLC			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	G & S INVESTORS	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$11,492.07	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$45,908.80	
Original Project Code		School Property Tax Exemption	\$86,418.69	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,850,000.00	Total Exemptions	\$143,819.56	
Benefited Project Amount	\$2,850,000.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,849.24	\$5,849.24
Not For Profit	No	Local PILOT	\$23,366.67	\$23,366.67
Date Project approved	3/5/2004	School District PILOT	\$43,985.39	\$43,985.39
Did IDA took Title to Property	Yes	Total PILOT	\$73,201.30	\$73,201.30
Date IDA Took Title to Property	5/23/2000	Net Exemptions	\$70,618.26	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
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	
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	37,500.00	
Province/Region		Current # of FTEs	8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	8.00	
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		
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	5505-20-01A				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	G&S Port Chester - Unit 2B LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$10,563.64		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$42,199.87		
Original Project Code		School Property Tax Exemption	\$79,436.99		
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$28,000,000.00	Total Exemptions	\$132,200.50		
Benefited Project Amount	\$22,000,000.00	Total Exemptions Net of RPTL Section 485-b			
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	\$19,976.54	\$19,976.54	
Not For Profit	No	Local PILOT	\$79,802.78	\$79,802.78	
Date Project approved	4/10/2019	School District PILOT	\$150,220.68	\$150,220.68	
Did IDA took Title to Property	Yes	Total PILOT	\$250,000.00	\$250,000.00	
Date IDA Took Title to Property	6/19/2020	Net Exemptions	-\$117,799.50		
Year Financial Assistance is Planned to End	2041	Project Employment Information			
Notes	G&S Unit Lease 2B also known as Retail D Project. PILOT Agreement amended & restated as of June 2020. Payment amount amended based on construction of mixed-use commercial/residential building on vacant lot. 2023 assessment increase due to new construction.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	One Main Street	Original Estimate of Jobs to be Created	24.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
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(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	35.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	G&S Port Chester Unit 2B, 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				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	5505-18-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	G&S Port Chester - Unit 2D	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,907.32	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$31,588.35	
Original Project Code		School Property Tax Exemption	\$59,461.89	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$0.00	Total Exemptions	\$98,957.56	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		
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	\$1,761.24	\$1,761.24
Not For Profit		Local PILOT	\$7,035.85	\$7,035.85
Date Project approved	5/9/2018	School District PILOT	\$13,244.28	\$13,244.28
Did IDA took Title to Property	Yes	Total PILOT	\$22,041.37	\$22,041.37
Date IDA Took Title to Property	10/10/2018	Net Exemptions	\$76,916.19	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	This project is also known as Colony Grill.			
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 Created(at Current Market rates)	0.00	
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 Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	16.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	16.00	
Applicant Name	G&S Port Chester Unit 2D DE, LLC	Project Status		
Address Line1	211 East 43rd Street			
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10017	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	KINGSPORT APARTMENT LP			
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	\$41,713.08	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$166,636.41	
Original Project Code		School Property Tax Exemption	\$313,676.21	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$25,094,177.00	Total Exemptions	\$522,025.70	
Benefited Project Amount	\$14,500,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$4,404.83	\$4,404.83
Not For Profit	Yes	Local PILOT	\$38,621.51	\$38,621.51
Date Project approved	8/1/2011	School District PILOT	\$33,123.66	\$33,123.66
Did IDA took Title to Property	Yes	Total PILOT	\$76,150.00	\$76,150.00
Date IDA Took Title to Property	8/1/2011	Net Exemptions	\$445,875.70	
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	75.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	133,973.00	
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 Retained(at Current Market rates)	34,710.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	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			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	SOUTHPORT MEWS APARTMENTS			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	SOUTH MAIN STREET HOUSING ASSOCIATION	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$32,228.36	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$128,746.64	
Original Project Code		School Property Tax Exemption	\$242,352.56	
Project Purpose Category	Finance, Insurance and Real Estate	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,000,000.00	Total Exemptions	\$403,327.56	
Benefited Project Amount	\$5,000,000.00	Total Exemptions Net of RPTL Section 485-b		
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	\$34,220.23	\$34,220.23
Date Project approved	12/23/2004	School District PILOT	\$85,209.78	\$85,209.78
Did IDA took Title to Property	Yes	Total PILOT	\$119,430.01	\$119,430.01
Date IDA Took Title to Property	12/23/2004	Net Exemptions	\$283,897.55	
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 DECEMBER 2039. DEBT WAS FULLY RETIRED ON FEBRUARY 1, 2018. THE PILOT AGREEMENT REMAINS IN PLACE.			
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 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	2.00	
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	37,500.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	SOUTHPORT MEWS PRESERVATION L.P.	Project Status		
Address Line1	423 WEST 55 STREET			
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10019	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	5505-22-01A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Tarry Lighthouse, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$71,543,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$57,961,462.00	Total Exemptions Net of RPTL Section 485-b			
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds				County PILOT	\$0.00
Not For Profit	No			Local PILOT	\$0.00
Date Project approved	12/8/2021			School District PILOT	\$0.00
Did IDA took Title to Property	Yes			Total PILOT	\$0.00
Date IDA Took Title to Property	5/31/2022			Net Exemptions	\$0.00
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	PILOT begins 2024				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	163 North Main Street	Original Estimate of Jobs to be Created		155.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		42,903.00	
City	PORT CHESTER	Annualized Salary Range of Jobs to be Created		30,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	10573	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		180.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Tarry Lighthouse, LLC				
Address Line1	34 South Broadway	Project Status			
Address Line2					
City	WHITE PLAINS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10601	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
11	\$1,800,853.50	\$863,271.19	\$937,582.31	88

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Additional Comments