

VILLAGE OF PORT CHESTER & PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY
FY 2022-23 PILOT (PAYMENT-IN-LIEU-OF TAXES) AGING SCHEDULE (UPDATED WITH FINAL TAX RATES FOR 2022 & 2022/23)

G & S PILOT Billing:	Sq. Ft.	Price Per Sq. Ft.	Total	1.1.655	1.1.1081	1.1.654	1.1.656	Unit Lease & Pilot Termination Date
				School 60.088%	Village 30.227%	County 7.991%	Town 1.694%	
UNIT LEASE 2A: (142.39-1-71 / 10-14 Waterfront Pl)								
PETCO	19,717	\$ 6.53	\$ 128,752.01	\$ 77,364.86	\$ 38,917.78	\$ 10,288.08	\$ 2,181.30	
FAMOUS FOOTWEAR	7,433	\$ 6.85	\$ 50,916.05	\$ 30,594.57	\$ 15,390.36	\$ 4,068.51	\$ 862.61	
GREENWICH BALLET	5,142	\$ 6.22	\$ 31,983.24	\$ 19,218.18	\$ 9,667.55	\$ 2,555.66	\$ 541.85	
PORT CHESTER KIDS U	5,500	\$ 5.37	\$ 29,535.00	\$ 17,747.07	\$ 8,927.52	\$ 2,360.03	\$ 500.38	
TOTAL Unit 2A			\$ 241,186.30	\$ 144,924.68	\$ 72,903.20	\$ 19,272.28	\$ 4,086.15	12/11/2023
UNIT LEASE 2B: (142.31-1-46 / 1 N. Main St)								
RETAIL D PROJECT	250,000	\$ 1.00	\$ 250,000.00	\$ 150,220.68	\$ 75,567.32	\$ 19,976.55	\$ 4,235.46	
TOTAL Unit 2B			\$ 250,000.00	\$ 150,220.68	\$ 75,567.32	\$ 19,976.55	\$ 4,235.46	Unit 2B 12/31/2041
UNIT LEASE 2C: (142.31-1-44 / 107 N. Main St)								
WALGREENS	11,210	\$ 6.53	\$ 73,201.30	\$ 43,985.40	\$ 22,126.50	\$ 5,849.24	\$ 1,240.16	
TOTAL Unit 2C			\$ 73,201.30	\$ 43,985.40	\$ 22,126.50	\$ 5,849.24	\$ 1,240.16	Unit 2C 12/30/2023
UNIT LEASE 2D: (142.31-1-39 / 35 Abendroth Ave)								
COLONY GRILL & MARINA LOT	5,500	\$ 4.0075	\$ 22,041.38	\$ 13,244.28	\$ 6,662.43	\$ 1,761.24	\$ 373.42	
TOTAL Unit 2D			\$ 22,041.38	\$ 13,244.28	\$ 6,662.43	\$ 1,761.24	\$ 373.42	Unit 2D 12/30/2023
UNIT LEASE 4A: (142.30-2-66 / 30-48 S. Main St)								
US IMMIGRATION CTR (OLD NG-APP)	6,000	\$ 5.64	\$ 33,840.00	\$ 20,333.87	\$ 10,228.79	\$ 2,704.02	\$ 573.31	
RAPHAELS (OLD MGS JEWELRY)	782	\$ 5.64	\$ 4,410.48	\$ 2,650.18	\$ 1,333.15	\$ 352.42	\$ 74.72	
T-MOBILE	872	\$ 5.11	\$ 4,455.92	\$ 2,677.49	\$ 1,346.89	\$ 356.06	\$ 75.49	
KUMON LEARNING CENTER	1,260	\$ 5.11	\$ 6,438.60	\$ 3,868.84	\$ 1,946.19	\$ 514.48	\$ 109.08	
JACKSON HEWITT TAX SERVICE	1,100	\$ 5.11	\$ 5,621.00	\$ 3,377.56	\$ 1,699.06	\$ 449.15	\$ 95.23	
NB SOLUTIONS	1,447	\$ 5.11	\$ 7,394.17	\$ 4,443.03	\$ 2,235.03	\$ 590.84	\$ 125.27	
TOTAL Unit 4A			\$ 62,160.17	\$ 37,350.97	\$ 18,789.11	\$ 4,966.98	\$ 1,053.11	Unit 4A 1/15/2028
Total G & S PILOTS			\$ 648,589.15	\$ 389,726.01	\$ 196,048.57	\$ 51,826.30	\$ 10,988.30	
ALL OTHER PILOT Billing:								
KINGSPORT - (PCIDA)			\$ 55,125.00	\$ 33,123.66	\$ 16,662.59	\$ 4,404.83	\$ 933.92	12/31/2051
SOUTHPORT			\$ 108,491.58	\$ 77,493.98	\$ 19,373.50		\$ 11,624.10	12/31/2040
SOUTHPORT SIDEWALK			\$ 6,334.34	\$ 4,434.04	\$ 1,900.30			12/31/2040
1618 NORTH MAIN LLC - (PCIDA)			\$ 19,102.04	\$ 11,478.09	\$ 5,773.96	\$ 1,526.37	\$ 323.62	12/31/2029
TOTAL OTHER PILOTS			\$ 189,052.96	\$ 126,529.77	\$ 43,710.35	\$ 5,931.20	\$ 12,881.64	
GRAND PILOT TOTALS			\$ 837,642.11	\$ 516,255.78	\$ 239,758.92	\$ 57,757.50	\$ 23,869.94	