

Governance Information (Authority-Related)

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

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://portchester.virtualltownhall.net.Page/portChesterNY_BCCo m/IDA/index
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://portchester.virtualltownhall.net.Page/portChesterNY_BCCo m/IDA/index
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://portchester.virtualltownhall.net.Page/portChesterNY_BCCo m/IDA/index
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://portchester.virtualltownhall.net.Page/portChesterNY_BCCo m/IDA/index
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?	No	N/A
14.Was a performance evaluation of the board completed?	Yes	N/A
15.Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16.Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17.Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section	Yes	

	Response	URL
874(4) of GML?		

Board of Directors Listing

Name	CUDDY, RICHARD D	Name	PAGANO, NEIL J
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	08/02/2010	Term Start Date	04/20/2009
Term Expiration Date	Pleasure of Authority	Term Expiration Date	05/31/2015
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Board of Directors Listing

Name	SEMPREVIVO, PHILIP	Name	FERRARA, FRANK
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Local
Term Start Date	08/02/2010	Term Start Date	12/03/2012
Term Expiration Date	12/16/2012	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?	No	Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	TAYLOR, JAMES T	Name	HIENSCH, JOHN
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	10/01/2007	Term Start Date	02/25/1998
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	PILLA, DENNIS	Name	KENNER, JOSEPH
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	04/20/2009	Term Start Date	04/20/2009
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
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This authority has indicated that it has no staff during the reporting period.

Benefit Information

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

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of These Benefits	Other
PAGANO, NEIL J	Board of Directors												X	
CUDDY, RICHARD D	Board of Directors												X	
HIENSCH, JOHN	Board of Directors												X	
TAYLOR, JAMES T	Board of Directors												X	
KENNER, JOSEPH	Board of Directors												X	
PILLA, DENNIS	Board of Directors												X	
SEMPREVIVO, PHILIP	Board of Directors												X	
FERRARA, FRANK	Board of Directors												X	

Staff

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

Subsidiary/Component Unit Verification

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

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

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

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

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$376,319
Investments	\$0
Receivables, net	\$3,000
Other assets	\$0
Total Current Assets	\$379,319
Noncurrent Assets	
Restricted cash and investments	\$0
Long-term receivables, net	\$0
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
Total Noncurrent Assets	\$0
Total Assets	\$379,319

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$5,835
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$5,835

Noncurrent Liabilities

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

Total Liabilities **\$5,835**

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$373,484
Total Net Assets	\$373,484

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETSOperating Revenues

Charges for services	\$176,550
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$176,550

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$0
Supplies and materials	\$100
Depreciation & amortization	\$0
Other operating expenses	\$116,272
Total Operating Expenses	\$116,372

Operating Income (Loss) **\$60,178**

Nonoperating Revenues

Investment earnings	\$376
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$376

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$0
Total Nonoperating Expenses	\$0
Income (Loss) Before Contributions	\$60,554
Capital Contributions	\$0
Change in net assets	\$60,554
Net assets (deficit) beginning of year	\$312,930
Other net assets changes	\$0
Net assets (deficit) at end of year	\$373,484

Current Debt

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

New Debt Issuances List by Type of Debt and Program

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

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	18,000,132.00	0.00	218,907.00	17,781,225.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	No	
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?	No	
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?	No	

IDA Projects

1.

General Project Information

Project Code: THE CASTLE
Project Type: Tax Exemptions
Project Name: CASTLE PORT CHESTER LLC

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

Total Project Amount: \$8,790,000.00
Benefited Project Amount: \$648,263.00
Bond/Note Amount:
Annual Lease Payment:
Federal Tax Status of Bonds:
Not For Profit:
Date Project Approved: 10/09/2013
IDA Took Title No
to Property:
Date IDA Took Title
or Leasehold Interest:
Year Financial Assitance is 2015
planned to End:
Notes: ALL NY STATE, LOCAL SALES AND USE TAXES EXEMPT

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 201 WILLET AVENUE
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 125
Original Estimate of Jobs to be created: 33
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: (125)

Applicant Information

Applicant Name: CASTLE PORT CHESTER LLC
Address Line1: C/O MADIGAN DEVELOPMENT
Address Line2: 250 WEST 50TH STREET, #28L
City: NEW YORK
State: NY
Zip - Plus4: 10019
Province/Region:
Country: USA

Project Status

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

IDA Projects

2.

General Project Information

Project Code: UNIT LEASE III LLC
Project Type: Straight Lease
Project Name: G & S INVESTOR

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

Total Project Amount: \$30,874,000.00
Benefited Project Amount: \$30,874,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/23/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 05/23/2000
or Leasehold Interest:
Year Financial Assitance is 2028
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$84,479
Local Property Tax Exemption: \$268,020
School Property Tax Exemption: \$582,064
Mortgage Recording Tax Exemption: \$637,622
Total Exemptions: \$1,572,185.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$76,929	\$76,929
Local PILOT:	\$236,801	\$236,801
School District PILOT:	\$513,872	\$513,872
Total PILOTS:	\$827,602	\$827,602

Net Exemptions: \$744,583

Location of Project

Address Line1: WESTCHESTER AVENUE
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 100
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,500
Current # of FTEs: 164
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 164

Applicant Information

Applicant Name: G & S INVESTORS
Address Line1: 211 EAST 43RD STREET, 25TH FLOOR
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10017
Province/Region:
Country: USA

Project Status

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

IDA Projects

3.

General Project Information

Project Code: UNIT LEASE 2A LLC
Project Type: Straight Lease
Project Name: G & S INVESTORS

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

Total Project Amount: \$20,000,000.00
Benefited Project Amount: \$20,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 07/06/2003
IDA Took Title Yes
to Property:
Date IDA Took Title 05/23/2000
or Leasehold Interest:
Year Financial Assitance is 2028
planned to End:
Notes: WAS NOTIFIED THREE TIMES AND DID NOT PROVIDE THE PCIDA WITH UPDATED EMPLOYMENT INFORMTION.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$23,307
Local Property Tax Exemption: \$74,033
School Property Tax Exemption: \$160,778
Mortgage Recording Tax Exemption: \$112,130
Total Exemptions: \$370,248.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$13,528	\$13,528
Local PILOT:	\$41,643	\$41,643
School District PILOT:	\$90,367	\$90,367
Total PILOTS:	\$145,538	\$145,538

Net Exemptions: \$224,710

Location of Project

Address Line1: PURDY AVENUE
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 75
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000
Current # of FTEs: 21
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 21

Applicant Information

Applicant Name: G & S INVESTORS
Address Line1: 211 EAST 43RD STREET, 25TH STREET
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10017
Province/Region:
Country: USA

Project Status

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

IDA Projects

4.

General Project Information

Project Code: UNIT LEASE 1 LLC
Project Type: Straight Lease
Project Name: G & S INVESTORS

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

Total Project Amount: \$110,000,000.00
Benefited Project Amount: \$110,000,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 10/01/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 05/23/2000
or Leasehold Interest:
Year Financial Assitance is 2028
planned to End:
Notes: WAS NOTIFIED THREE TIMES AND DID NOT PROVIDE THE PCIDA WITH ALL THE NECESSARY UPDATED PROJECT EMPLOYMENT INFORMATION.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$182,668
Local Property Tax Exemption: \$580,223
School Property Tax Exemption: \$1,260,081
Mortgage Recording Tax Exemption: \$902,201
Total Exemptions: \$2,925,173.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$108,850	\$108,850
Local PILOT:	\$335,062	\$335,062
School District PILOT:	\$727,101	\$727,101
Total PILOTS:	\$1,171,013	\$1,171,013

Net Exemptions: \$1,754,160

Location of Project

Address Line1: WESTCHESTER AVENUE
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 545
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000
Current # of FTEs: 306
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 306

Applicant Information

Applicant Name: G & S INVESTORS
Address Line1: 211 EAST 43TH STREET, 25TH FLOOR
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10017
Province/Region:
Country: USA

Project Status

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

IDA Projects

5.

General Project Information

Project Code: UNIT LEASE 4A LLC
Project Type: Straight Lease
Project Name: G & S INVESTORS

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

Total Project Amount: \$3,100,000.00
Benefited Project Amount: \$3,100,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/01/2007
IDA Took Title Yes
to Property:
Date IDA Took Title 05/23/2000
or Leasehold Interest:
Year Financial Assistance is 2028
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$6,489
Local Property Tax Exemption: \$20,611
School Property Tax Exemption: \$44,761
Mortgage Recording Tax Exemption: \$28,690
Total Exemptions: \$100,551.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$3,461	\$3,461
Local PILOT:	\$10,655	\$10,655
School District PILOT:	\$23,122	\$23,122
Total PILOTS:	\$37,238	\$37,238

Net Exemptions: \$63,313

Location of Project

Address Line1: SOUTH MAIN STREET
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 55
Average estimated annual salary of jobs to be created.(at Current market rates): 25,000
Annualized salary Range of Jobs to be Created: 20,000 To: 60,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 25,000
Current # of FTEs: 37
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 37

Applicant Information

Applicant Name: G & S INVESTORS
Address Line1: 211 EAST 43RD STREET, 25 FLOOR
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10017
Province/Region:
Country: USA

Project Status

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

IDA Projects

6.

General Project Information

Project Code: UNIT LEASE 2B LLC
Project Type: Straight Lease
Project Name: G & S INVESTORS

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

Total Project Amount: \$1,967,000.00
Benefited Project Amount: \$1,967,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 05/23/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 05/23/2000
or Leasehold Interest:
Year Financial Assitance is 2028
planned to End:
Notes: WAS NOTIFIED THREE TIMES AND DID NOT PROVIDE THE PCIDA WITH UPDATED PROJECT EMPLOYMENT INFORMATION.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$4,339
Local Property Tax Exemption: \$13,781
School Property Tax Exemption: \$29,929
Mortgage Recording Tax Exemption: \$16,682
Total Exemptions: \$64,731.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,013	\$2,013
Local PILOT:	\$6,195	\$6,195
School District PILOT:	\$13,445	\$13,445
Total PILOTS:	\$21,653	\$21,653

Net Exemptions: \$43,078

Location of Project

Address Line1: MAIN STREET & WESTCHESTER AVE
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 145
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,500
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: G & S INVESTORS
Address Line1: 211 EAST 43RD STREET, 25 FLOOR
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10017
Province/Region:
Country: USA

Project Status

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

IDA Projects

7.

General Project Information

Project Code: UNIT LEASE 2C LLC
Project Type: Straight Lease
Project Name: G & S INVESTORS

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

Total Project Amount: \$2,850,000.00
Benefited Project Amount: \$2,850,000.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 03/05/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 05/23/2000
or Leasehold Interest:
Year Financial Assistance is 2023
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$17,293
Local Property Tax Exemption: \$54,928
School Property Tax Exemption: \$119,287
Mortgage Recording Tax Exemption: \$38,174
Total Exemptions: \$229,682.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,606	\$4,606
Local PILOT:	\$14,177	\$14,177
School District PILOT:	\$30,765	\$30,765
Total PILOTS:	\$49,548	\$49,548

Net Exemptions: \$180,134

Location of Project

Address Line1: NORTH MAIN STREET & ADEE STREET
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 80
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,500
Current # of FTEs: 13
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 13

Applicant Information

Applicant Name: G & S INVESTORS
Address Line1: 211 EAST 43RD STREET, 25TH FLOOR
Address Line2:
City: NEW YORK
State: NY
Zip - Plus4: 10017
Province/Region:
Country: USA

Project Status

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

IDA Projects

8.

General Project Information

Project Code: JETRO/RESTAURANT DEP
Project Type: Straight Lease
Project Name: JMDH REAL ESTATE OF PORT CHESTER, LLC

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

Total Project Amount: \$19,000,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount:
Annual Lease Payment: \$1
Federal Tax Status of Bonds:
Not For Profit: No
Date Project Approved: 11/10/2010
IDA Took Title Yes
to Property:
Date IDA Took Title 11/10/2010
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: THIS IS A STRAIGHTLEASE TRANSACTION & DATED 11/10/2010 AS PILOT MORTGAGE. THE ANNUAL LEASE PAYMENT IS \$1.

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$28,129
Local Property Tax Exemption: \$89,349
School Property Tax Exemption: \$194,041
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$311,519.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$39,017	\$39,017
Local PILOT:	\$120,102	\$120,102
School District PILOT:	\$260,627	\$260,627
Total PILOTS:	\$419,746	\$419,746

Net Exemptions: -\$108,227

Location of Project

Address Line1: 305 SOUTH REGENT STREET
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 67
Average estimated annual salary of jobs to be created.(at Current market rates): 31,245
Annualized salary Range of Jobs to be Created: 26,000 To: 91,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 31,245
Current # of FTEs: 63
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 63

Applicant Information

Applicant Name: "JDMDH REAL ESTATE OF PORT CHESTER
Address Line1: 15-24 132ND STREET
Address Line2:
City: COLLEGE POINT
State: NY
Zip - Plus4: 11356
Province/Region:
Country: USA

Project Status

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

IDA Projects

9.

General Project Information

Project Code: KINGSPORT APARTMENT LP
Project Type: Bonds/Notes Issuance
Project Name: KINGSPORT APARTMENT LP PROJECT

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

Total Project Amount: \$25,094,177.00
Benefited Project Amount: \$14,500,000.00
Bond/Note Amount: \$14,500,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 08/01/2011
IDA Took Title Yes
to Property:
Date IDA Took Title 08/01/2011
or Leasehold Interest:
Year Financial Assistance is 2051
planned to End:
Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$35,726
Local Property Tax Exemption: \$113,479
School Property Tax Exemption: \$246,444
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$395,649.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$4,648	\$4,648
Local PILOT:	\$34,306	\$34,306
School District PILOT:	\$31,046	\$31,046
Total PILOTS:	\$70,000	\$70,000

Net Exemptions: \$325,649

Location of Project

Address Line1: 245 KING STREET
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 75
Average estimated annual salary of jobs to be created.(at Current market rates): 133,973
Annualized salary Range of Jobs to be Created: 87,942 To: 170,435
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 34,710
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: KINGSPORT APARTMENTS LP
Address Line1: 30 QUOGUE STREET
Address Line2: P.O. BOX 1416
City: QUOGUE
State: NY
Zip - Plus4: 11959 1416
Province/Region:
Country: USA

Project Status

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

IDA Projects

10.

General Project Information

Project Code: SBL 142.30-2-5 & 9
Project Type: Bonds/Notes Issuance
Project Name: NERI BAKERY SERIES

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

Total Project Amount: \$4,850,000.00
Benefited Project Amount: \$0.00
Bond/Note Amount: \$4,850,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Taxable
Not For Profit: No
Date Project Approved: 09/01/2000
IDA Took Title Yes
to Property:
Date IDA Took Title 09/01/2001
or Leasehold Interest:
Year Financial Assitance is 2021
planned to End:
Notes: NERI BARKERY SERIES. 2000A. BOND PRINCIPAL OF \$2,690,000 PAID OFF IN 2011.

Project Tax Exemptions & PILOT Payment Information

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

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

Net Exemptions: \$0

Location of Project

Address Line1: 40 PEARL STREET
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 200
Average estimated annual salary of jobs to be created.(at Current market rates): 0
Annualized salary Range of Jobs to be Created: 0 To: 25,000
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 0
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Applicant Information

Applicant Name: NERI BAKERY SERIES
Address Line1: 31-37 PEARL STREET
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Project Status

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

IDA Projects

11.

General Project Information

Project Code: SOUTHPORT MEWS APARTMENTS
Project Type: Bonds/Notes Issuance
Project Name: SOUTH MAIN STREET HOUSING ASSOCIATION

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

Total Project Amount: \$5,000,000.00
Benefited Project Amount: \$5,000,000.00
Bond/Note Amount: \$4,068,020.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 12/23/2004
IDA Took Title Yes
to Property:
Date IDA Took Title 12/23/2004
or Leasehold Interest:
Year Financial Assitance is 2041
planned to End:
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

Location of Project

Address Line1: 50 SOUTH MAIN STREET
Address Line2:
City: PORT CHESTER
State: NY
Zip - Plus4: 10573
Province/Region:
Country: USA

Applicant Information

Applicant Name: SOUTHPORT MEWS PRESERVATION L.P.
Address Line1: 423 WEST 55 STREET
Address Line2: 9TH FLOOR
City: NEW YORK
State: NY
Zip - Plus4: 10019
Province/Region:
Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0
Local Sales Tax Exemption: \$0
County Real Property Tax Exemption: \$20,861
Local Property Tax Exemption: \$66,261
School Property Tax Exemption: \$143,900
Mortgage Recording Tax Exemption: \$0
Total Exemptions: \$231,022.00
Total Exemptions Net of RPTL Section 485-b:

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$28,382	\$28,382
School District PILOT:	\$69,300	\$69,300
Total PILOTS:	\$97,682	\$97,682

Net Exemptions: \$133,340

Project Employment Information

of FTEs before IDA Status: 2
Original Estimate of Jobs to be created: 2
Average estimated annual salary of jobs to be created.(at Current market rates): 37,500
Annualized salary Range of Jobs to be Created: 25,000 To: 50,000
Original Estimate of Jobs to be Retained: 2
Estimated average annual salary of jobs to be retained.(at Current Market rates): 37,500
Current # of FTEs: 2
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 0

Project Status

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

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
11	\$6,200,760.0	\$2,840,020.0	\$3,360,740	479

Additional Comments: