

# City of Albany Industrial Development Agency

21 Lodge Street  
Albany, New York 12207  
Telephone: (518) 434-2532  
Fax: (518) 434-9846

Tracy Metzger, *Chair*  
Susan Peto, *Vice Chair*  
Darius Shahinfar, *Treasurer*  
Lee Eck, *Secretary*  
Dominick Calsolaro  
Robert Schofield  
Jahkeen Hoke

Sarah Reginelli, *Chief Executive Officer*  
Mark Opalka, *Chief Financial Officer*  
Marisa Franchini, *Agency Counsel*

To: Darius Shahinfar  
Lee Eck  
Jahkeen Hoke  
Tracy Metzger  
Dominick Calsolaro

Cc: Robert Schofield  
Susan Peto

Sarah Reginelli  
Mark Opalka  
Marisa Franchini  
Joe Scott  
Andy Corcione  
Tammie Fanfa

Date: February 7, 2020

**PLEASE NOTE THAT A PUBLIC HEARING CONCERNING THE FOLLOWING PROJECT(S) WILL BE HELD  
At 12:00pm on Wednesday, February 12<sup>th</sup>, 2020 at 21 Lodge St, Albany, NY 12207**

**Broadway 915, LLC**

## IDA FINANCE COMMITTEE AGENDA

**A meeting of the Finance Committee of the City of Albany Industrial Development Agency will be held on  
Wednesday, February 12<sup>th</sup> at 12:15 PM at 21 Lodge Street, Albany, NY 12207 (Large Conference Room).**

**Roll Call, Reading & Approval of the Finance Committee Meeting Minutes of January 8, 2020**

### **Report of Chief Financial Officer**

- None

### **Unfinished Business**

- A. Broadway 915, LLC (745 Broadway)
  - Discussion/Possible positive/negative recommendation for Approving Resolutions

### **New Business**

### **Other Business**

- A. Agency Update
- B. Compliance Update

### **Adjournment**

**The next regularly scheduled Finance Committee meeting will be held Wednesday, March 11, 2020 at 21 Lodge Street, Albany, NY. Please check the website [www.albanyida.com](http://www.albanyida.com) for updated meeting information.**

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Marisa Franchini, *Agency*

## IDA MINUTES OF FINANCE COMMITTEE MEETING

Wednesday, January 8, 2020

Attending: Darius Shahinfar, Tracy Metzger, Dominick Calsolaro and Jahkeen Hoke

Absent: Lee Eck

Also Present: Susan Pedo, Sarah Reginelli, Mark Opalka, Amy Lavine, Joe Scott, Tammie Fanfa, Ashley Mohl, Andy Corcione. Mike Bohne, Christopher Medve, and Virginia Rawlins

Public Present: Debra Lambek, Peter Sheehan, Michael Hipp, Ryan Jankow, Dan Seegars, Mark Aronowitz, and Judy Doesschate

Chair Darius Shahinfar called the Finance Committee meeting of the IDA to order at 12:16 p.m.

### **Roll Call, Reading and Approval of Minutes of the December 11, 2019 Finance Committee Meeting**

A roll call of the Committee members present was held. Chair Darius Shahinfar reported that all Committee members were present, with the exception of Lee Eck. Since the minutes of the previous meeting had been distributed to Committee members in advance for review, Chair Darius Shahinfar made a proposal to dispense with the reading of the minutes. Chair Darius Shahinfar proposed to approve the minutes of the Finance Committee meeting of December 11, 2019. Tracy Metzger moved and Dominick Calsolaro seconded to accept the minutes as presented. Jahkeen Hoke abstained from the vote as he was not present at the meeting in question. The motion passed with all other members voting aye, minutes were accepted.

### **Unfinished Business**

#### 563 New Scotland Ave, LLC

The Committee Chair introduced *the 563 New Scotland Ave, LLC* project to the Committee for recommendation to the Board for Approving Resolutions. Staff reviewed the project summary, which had been previously provided to the Committee. This project involves acquisition of approximately 3 acre parcel of land, construction on the land of approximately 188 residential apartment units and approximately 15,000 square feet of retail space. The Project will be constructed in three (3) phases and will create approximately 8 permanent FTE jobs and approximately 85 construction jobs. The Applicant is seeking real property, sales, and mortgage recording tax exemptions. The Applicant was present to respond to Committee questions. Staff provided a detailed review of the project summary, which had been previously distributed to the Committee. The Committee discussed the staff-provided analysis of the project's performance using the project evaluation and assistance framework (PEAF), which provided details on each point achieved. Staff noted that this project is requesting a deviation in assistance from the PEAF in addition to the project having an investment level in excess of \$25 million. As such the Committee had requested a third-party review be commissioned to analyze the reasonableness of the Applicant's assumptions and the appropriateness of the request for assistance. The third-party review was presented to the Board prior to the meeting and an executive summary was made part of the materials posted to the Agency's website. Staff reviewed the contents of the analysis with the Committee. Staff noted that the review resulted in an opinion that the request for assistance at hand was reasonable.

A motion to enter Executive Session was made by Tracy Metzger and seconded by Dominick Calsolaro, the motion was approved unanimously. The basis for going into Executive Session was to discuss proposed, pending or current litigation as well as to discuss the financial history of a particular person or corporation. The Committee entered into Executive Session at 12:32 p.m., and representatives of the applicant, Staff, and Counsel remained in the room. A motion to exit Executive Session was made by Tracy Metzger and seconded by Jahkeen Hoke, the motion was approved unanimously. The Committee left Executive Session at 12:49 p.m. and returned to its regular session. No action was taken during the Executive Session

Staff discussed updates to the project application including the increase in projected new FTE jobs that would be retained and created (a total of 15) as a result of the project and a proposed increased construction period for each phase of the PILOT. In reference to an apparent restrictive covenant placed on the site by the owner, FM Promontory Capital, LLC, and actions of the City of Albany Common Council, the Committee commented that they had been fully briefed on the matter by Counsel. Staff summarized the Committee's conclusions that CAIDA decisions and documents would not affect the City/Common Council/Planning Board matter.

A motion to approve the *563 New Scotland Ave, LLC* projects approving resolutions was made by Tracy Metzger and seconded by Jahkeen Hoke. A vote being taken, the motion passed unanimously with all members voting aye.

#### Broadway 915, LLC

Staff introduced the FC 705 Broadway, LLC project to the Committee. Project representatives were present for the meeting to discuss the project and to answer any questions. The application involves a mixed-use project, which entails the development/construction of an approx. 99,000 SF eighty (80) unit market rate apartment complex at 745 Broadway. The five story structure will also include +/- 6,600 SF of retail commercial space on the ground floor and 75 off-street parking spaces. It is anticipated that this project will create approximately 4 full time equivalent jobs. The total investment in the project will be approximately \$22.8 million. Staff noted the applicant is requesting a deviation in assistance from the PEAFF as the applicant is requesting the base assessed value of the project remain at the current 2019 assessment for the first five years of the project, then increasing to the purchase amount in year six, and as such, a third party review is being undertaken to assess the appropriateness of the requested level of Agency assistance.

A motion to recommend a public hearing be held for this project was made Dominick Calsolaro and seconded by Tracey Metzger. A vote being taken, the motion passed unanimously with all members voting aye.

Sarah Reginelli and Jahkeen Hoke left the meeting at 12:53 PM.

#### **Report of Chief Financial Officer**

Staff reviewed the quarterly budget to the board.

#### **New Business**

##### Property Acquisition/ Disposition Report

Staff advised the committee that the Agency must prepare an annual report of the Agency's real property, in order to be compliant with Public Authority Law. Staff reviewed the annual report with the committee, which states that the Agency does not own any real property as of December 31, 2019.

##### Annual Investment Report

Staff advised the committee that the Agency must prepare an annual report of the Agency's investments, in order to be compliant with Public Authority Law. Staff reviewed the annual investment report with the committee. The committee asked staff with exploring investment opportunities that could increase yield. Staff indicated that they would follow up with their findings. Teal, Becker & Chiarmonte has been engaged to perform an audit of the 2018 financial activity of the Agency and is expected to be completed in March 2020.

#### **Other Business**

Agency Update

Staff reminded board members of the EDC Conference being held on January 29 and January 30. Advised them if they would like to attend to please send an email to staff.

Compliance Update

Staff informed the board that all compliance forms have been sent out for the 2019 reporting year.

There being no further business, Chair Darius Shahinfar adjourned the meeting at 1:11 PM.

Respectfully submitted,

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Lee Eck, Assistant Secretary

**TO:** City of Albany Industrial Development Finance Committee  
**FROM:** City of Albany Industrial Development Agency Staff  
**RE:** Broadway 915, LLC - IDA Application Summary  
**DATE:** February 7, 2020

**Applicant:** Broadway 915, LLC

**Managing Members (% of Ownership):** Mark Aronowitz (50%) and Norman Nichols (50%)

**Project Location:** 745 Broadway, Albany, NY

**Project Description:** The Project proposes to construct a 5-story mixed-use residential commercial retail structure containing approximately 80 residential market rate apartment units and 6,600 SF of commercial retail space on the ground floor. The 1.38 acre project site, which is currently a parking lot, will also include approx. 75 off-street parking spaces.

**Estimated Project Real Property Benefit Summary (18 Years):**

	Status Quo Taxes (no project) Non-Homestead Rate	Project Impact (PILOT Payments)	Net Benefit
Revenue Gain to Taxing Jurisdictions	\$630,738	\$3,847,938	\$3,217,200

	Current Value	Anticipated Future Value*	Net Increase
Property Value Increase	\$510,000	\$6,800,000	\$6,290,000

*\*Project Impact Assessed Value based on letter from the City of Albany Assessor dated 07-01-18*

At the end of the PILOT period, the project is anticipated to make annual tax payments to the taxing jurisdictions of \$514,318 based on an assessed value of **\$6,800,000** and an annual tax rate of 75.64.

**Estimated Investment:** \$22,800,000 (est)

**Community Benefits:** Please see the attached CAIDA Project Evaluation and Assistance Framework Staff Analysis for more detail on the Community Benefits metrics below.

- *Revitalization:* The project is located in an area included within a Neighborhood Plan. The project is also located in a high vacancy census tract.
- *Identified Priority:* The project further supports the downtown residential initiative.
- *Identified Growth Area:* The proposed project supports the creation, retention or expansion of facilities or the creation and/or retention of permanent private sector jobs in an existing City of Albany industry cluster.

- *Job Creation:* The project is committing to the creation of four (4) full-time equivalent and one hundred and fifty (150) construction jobs.
- *Investment:* The project is anticipating a project cost of more than \$22 million.

#### **Employment Impact Analysis:**

##### *Temporary (Construction) Impact*

Impact Type	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	112.51	\$9,378,045.11	\$13,811,826.62	\$16,733,630.42
Indirect Effect	12.77	\$800,566.69	\$1,335,527.10	\$2,238,386.05
Induced Effect	29.85	\$1,648,643.56	\$2,994,074.97	\$4,807,184.75
<b>Total Effect</b>	<b>155.13</b>	<b>\$11,827,255.35</b>	<b>\$18,141,428.68</b>	<b>\$23,779,201.22</b>

##### *Permanent (Operations) Impact*

Impact Type	Employment	Labor Income (\$)	Value Added (\$)	Output (\$)
Direct Effect	5.07	\$235,671.32	\$720,184.80	\$1,139,550.91
Indirect Effect	2.01	\$120,998.68	\$207,620.22	\$373,826.21
Induced Effect	1.14	\$62,924.15	\$114,229.63	\$183,410.06
<b>Total Effect</b>	<b>8.22</b>	<b>\$419,594.15</b>	<b>\$1,042,034.65</b>	<b>\$1,696,787.18</b>

*\*Excerpt from IMPLAN Economic Impact Analysis 1.15.19*

#### **Employment Impact:**

- Projected Permanent: 4 jobs
- Projected Retained: 0 jobs
- Projected Construction: 150 jobs

**Type of Financing:** Straight Lease

**Amount of Bonds Requested:** None

**Estimated Total Purchases Exempt from Sales Tax:** \$6,560,000

**Estimated Total Mortgage Amount:** not to exceed \$17,100,000

**Requested PILOT:** The proposal entails the Applicant entering into a PILOT agreements with the IDA consistent with CAIDA Project Evaluation and Assistance Framework abatement percentages with a deviation is the base assessed value for the first five (5) years of the project.

**Third Party Review:** In response to the Board's request, a third party evaluation of the appropriateness of the applicant's PILOT request has been received and reviewed by staff. The third party determined that the assumptions included within the application in addition to the abatement requested were within reasonable parameters.

Cash on cash return is a simple and straightforward method to calculate return on investments that involve long-term debt borrowing. We use this as our baseline analysis metric to keep comparisons consistent and variables limited across projects. The third-party analysis relies on the internal rate of

return method due to its advantage of including the time value of money and property appreciation. Calculating the internal rate of return is more complicated because it requires the projection future of cash flows of the investment, including the sale of the investment at the end of the holding period. This analysis provides a more in-depth and project-specific measurement of anticipated return to review in conjunction with the straightforward cash-on-cash method.

**Estimated Value of Tax Exemptions:**

- NYS Sales and Compensating Use Tax: \$524,800
- Mortgage Recording Taxes: \$171,000
- Real Property Taxes: \$4,290,347
- Other: N/A

**Baseline Requirements:**

- Application: Complete
- Meets NYS/CAIDA Requirements: Yes
- Albany 2030 Alignment:
  - Increase job opportunities for all residents.
  - Encourage investment in urban land and buildings for employment and housing.
- Planning Approval Status: Full Planning Board approval expected in 1Q 2020
- Meets Project Use Definition: Yes
- Meets “But For” Requirement: Yes, affidavit signed.

**Cost Benefit Analysis:** See attached Exhibit A: Description of The Project Evaluation and Expected Public Benefits.

**Estimated IDA Fee**

- Fee amount: \$228,000

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**CAIDA Mission:** The purpose of the Industrial Development Agency is to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research and recreation facilities. The Agency aims to protect and promote the health of the inhabitants of the City of Albany by the conservation, protection and improvement of the natural and cultural or historic resources and environment and to control land, sewer, water, air, noise or general environmental pollution derived from the operation of industrial development.

**\*\*\*DRAFT - CAIDA Project Evaluation and Assistance Framework Staff Analysis**

Project:	<b>Broadway 915, LLC</b>		
Total Score:	<b>10</b>		
*Qualifies for a PILOT Deviation?	<b>YES</b>	**Qualifies for Community Commitment Enhancement?	<b>NO</b>
Total Improved Assessed Value Estimate:	\$6,800,000	Units:	81
Notes/Applicable Program Restrictions:	Project address is 745 Broadway		Improved Assessed Value/Unit Estimate: \$83,950.62

**COMMENTS**

<b>Revitalization</b>	<b>Target Geography</b>		
	Distressed Census Tract		
	High Vacancy Census Tract	1	Census tract 11
	Downtown	1	
	BID		
	Neighborhood Plan	1	Within boundaries of Impact Downtown Plan
	<b>Identified Priority</b>		
	Downtown Residential	1	
	Tax Exempt/Vacant		
	Identified Catalyst Site		
	Historic Preservation		
	Community Catalyst		
	<b>Identified Growth Area</b>		
	Manufacturing / Distribution		
	Technology		
	Hospitality		
	Existing Cluster		
	Conversion to Residential		
<i>Subtotal</i>		<b>4</b>	
<b>Job Creation</b>	<b>Permanent Jobs</b>		
	3 - 40	1	4 projected FTEs
	41-80		
	81 - 120		
	121-180		
	>180		
	<b>Retained Jobs</b>		
	3 - 40		
	41-80		
	81 - 120		
	121-180		
	>180		
	<b>Construction Jobs</b>		
	1 - 80	1	
	81 - 160	1	150 projected construction jobs
	161 - 240		
	> 241		
<i>Subtotal</i>		<b>3</b>	
<b>Investment</b>	<b>Financial Commitment</b>		
	2.5M - 10M	1	
	10.1M-17.5M	1	
	17.6M-25M	1	22.8 Million
	<i>Subtotal</i>	<b>3</b>	
	<b>Community Commitment</b>		
	MWBE		
	EEO Workforce Utilization		
	Inclusionary Housing		
	Regional Labor		Developer anticipates utilizing a significant percentage of Regional Labor for construction jobs
	City of Albany Labor		
	Apprenticeship Program		
<i>Subtotal</i>		<b>0</b>	
<b>Total:</b>		<b>10</b>	<i>*Must achieve threshold of 10 to qualify for deviation</i>

<b>Baseline Requirements</b>	Complete Application	1	
	Meets NYS/CAIDA Requirements	1	
	Albany 2030 Aligned	1	
	Planning Approval	1	
	Meet "Project Use" definition	1	
	"But For" Requirement	1	
		<b>6</b>	

\*\*\*This analysis is prepared by staff for Board discussion purposes only. The potential scoring represented has not been vetted, agreed upon or in any way approved by the CAIDA Board of Directors



## MEMORANDUM

To: City of Albany Industrial Development Agency  
From: Rachel Selsky, Vice President, and Victoria Storrs, Project Manager  
Date: 2/6/2020  
Re: **915 Broadway LLC Reasonableness Test: Executive Summary**

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Camoin 310 was commissioned by the City of Albany Industrial Development Agency (CAIDA) to review the reasonableness of the requested level of agency assistance for the 915 Broadway LLC project, located at 745 Broadway, Albany, NY. The purpose of a reasonableness test is to measure the projected rate of return on the investment to a project owner or developer, and compare it to investment returns expected under current market conditions for similar projects.

This reasonableness test was commissioned in response to the applicant's request for a "deviation in assistance" from the CAIDA Uniform Tax Exemption Policy (UTEP), and CAIDA's Project Evaluation and Assistance Framework. The analysis will assist CAIDA in its evaluation of the applicant's request for a deviation.

### *Deviation in Assistance*

The applicant has requested that the baseline assessed value upon which the tax abatement percentages will be calculated be lower than called for in the Project Evaluation and Assistance Framework for the first five years, resulting in a lower Payment in Lieu of Taxes (PILOT) payment:

- The Project Evaluation and Assistance Framework establishes that the "Percent abatement will be calculated off of the estimated improved assessed value over the base assessed value; i. For all projects, the base assessed value must be equal to the greater of: a) the City of Albany Assessor value b) the previous assessed value, (c) the purchase price.<sup>1</sup>"
- The applicant requests that the current assessed value of \$510,000.00 be utilized as the base assessed value (for the purposes of the PILOT abatement schedule) for the first five (5) years, then increasing to the purchase price of \$1,400,000.00.

### *Result of the Reasonableness Test*

Camoin 310 conducted our test using the operating assumptions and requested PILOT schedule provided to CAIDA by the applicant. Our analysis concludes that the return on investment is consistent with investment returns to be expected for similar projects in the current market.<sup>2</sup>

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<sup>1</sup> CAIDA *Project Evaluation and Assistance Framework*, page 7. Accessed 1/27/20 at <https://albanyida.com/wp-content/uploads/2012/03/CAIDA-PILOT-Program-Board-Revised-1.pdf>

<sup>2</sup> Current market investor return benchmarks published by RealtyRates.com for 2019 4Q

Broadway 915, LLC - DRAFT PILOT - Staff Analysis of Applicant Request																	
PILOT Year	City & County Tax Year	School Tax Year	Tax Rate <sup>(6)</sup>	Status Quo		Base Assessment <sup>(3)</sup>	Proposed Project										
				Estimated Total 2019 Assessment <sup>(1)</sup>	Estimated Total Taxes <sup>(2)</sup>		Estimated Total Improved Assessment <sup>(4)</sup>	Estimated Total Taxes w/o PILOT <sup>(5)</sup>	Estimated Total Taxes w/o PILOT Per Unit <sup>(10)</sup>	Estimated Commercial PILOT Payments <sup>(11)</sup>	PILOT Payments to be the Greater of <sup>(12)</sup>					Commercial Abatement Percentage <sup>(16)</sup>	
											Estimated PILOT Payments <sup>(13)</sup>	Estimated PILOT Payments <sup>(14)</sup>	Estimated PILOT Payments Per Unit <sup>(15)</sup>	Estimated Abatement <sup>(17)</sup>	Estimated PILOT Payments Per Unit <sup>(18)</sup>		Estimated Abatement Per Unit <sup>(19)</sup>
Construction <sup>(19)</sup>	2021	2021/2022	\$50.90	\$510,000	\$25,959	-	-	-	-	-	-	-	-	-	-	-	-
Construction <sup>(19)</sup>	2022	2022/2023	\$51.92	\$510,000	\$26,478	-	-	-	-	-	-	-	-	-	-	-	-
1 <sup>(1)</sup>	2023	2023/2024	\$52.96	\$510,000	\$27,008	\$510,000	\$6,800,000	\$360,105	\$4,446	\$12,833	\$58,706	Not Applicable	\$288,566	\$883	\$3,563	80.13%	50%
2 <sup>(2)</sup>	2024	2024/2025	\$54.02	\$510,000	\$27,548	\$510,000	\$6,800,000	\$367,307	\$4,535	\$14,216	\$59,880	Not Applicable	\$293,211	\$915	\$3,620	79.83%	45%
3 <sup>(3)</sup>	2025	2025/2026	\$55.10	\$510,000	\$28,099	\$510,000	\$6,800,000	\$374,653	\$4,625	\$15,649	\$63,078	Not Applicable	\$297,926	\$947	\$3,678	79.52%	40%
4 <sup>(4)</sup>	2026	2026/2027	\$56.20	\$510,000	\$28,661	\$510,000	\$6,800,000	\$382,146	\$4,718	\$17,134	\$67,299	Not Applicable	\$302,713	\$981	\$3,737	79.21%	35%
5 <sup>(5)</sup>	2027	2027/2028	\$57.32	\$510,000	\$29,234	\$510,000	\$6,800,000	\$389,789	\$4,812	\$18,672	\$73,545	Not Applicable	\$307,572	\$1,035	\$3,797	78.91%	30%
6 <sup>(6)</sup>	2028	2028/2029	\$58.47	\$510,000	\$29,819	\$1,400,000	\$6,800,000	\$397,585	\$4,908	\$20,127	\$108,544	Not Applicable	\$307,914	\$1,601	\$3,308	67.39%	25%
7 <sup>(7)</sup>	2029	2029/2030	\$59.64	\$510,000	\$30,415	\$1,400,000	\$6,800,000	\$405,536	\$5,007	\$22,617	\$110,715	Not Applicable	\$312,204	\$1,646	\$3,361	67.12%	20%
8 <sup>(8)</sup>	2030	2030/2031	\$60.83	\$510,000	\$31,024	\$1,400,000	\$6,800,000	\$413,647	\$5,107	\$24,158	\$112,928	Not Applicable	\$316,560	\$1,692	\$3,414	66.86%	15%
9 <sup>(9)</sup>	2031	2031/2032	\$62.05	\$510,000	\$31,644	\$1,400,000	\$6,800,000	\$421,920	\$5,209	\$25,752	\$133,229	Not Applicable	\$320,939	\$1,950	\$3,259	62.56%	10%
10 <sup>(10)</sup>	2032	2032/2033	\$63.29	\$510,000	\$32,277	\$1,400,000	\$6,800,000	\$430,368	\$5,313	\$27,400	\$152,255	Not Applicable	\$325,704	\$2,218	\$3,095	58.25%	85%
11 <sup>(11)</sup>	2033	2033/2034	\$64.55	\$510,000	\$32,922	\$1,400,000	\$6,800,000	\$438,986	\$5,419	\$29,103	\$169,738	Not Applicable	\$329,704	\$2,714	\$2,705	49.93%	70%
12 <sup>(12)</sup>	2034	2034/2035	\$65.84	\$510,000	\$33,581	\$1,400,000	\$6,800,000	\$447,745	\$5,528	\$30,865	\$186,741	11.5% of Project Gross Sales/Revenue	\$337,319	\$3,215	\$2,313	41.84%	60%
13 <sup>(13)</sup>	2035	2035/2036	\$67.16	\$510,000	\$34,252	\$1,400,000	\$6,800,000	\$456,700	\$5,638	\$32,779	\$212,246	11.5% of Project Gross Sales/Revenue	\$354,174	\$3,735	\$1,903	33.79%	50%
14 <sup>(14)</sup>	2036	2036/2037	\$68.50	\$510,000	\$34,938	\$1,400,000	\$6,800,000	\$465,814	\$5,751	\$34,885	\$236,505	11.5% of Project Gross Sales/Revenue	\$371,444	\$4,042	\$1,709	29.72%	45%
15 <sup>(15)</sup>	2037	2037/2038	\$69.88	\$510,000	\$35,636	\$1,400,000	\$6,800,000	\$475,150	\$5,866	\$37,102	\$261,626	11.5% of Project Gross Sales/Revenue	\$389,022	\$4,360	\$1,506	25.68%	40%
16 <sup>(16)</sup>	2038	2038/2039	\$71.27	\$510,000	\$36,349	\$1,400,000	\$6,800,000	\$484,654	\$5,983	\$39,333	\$287,207	11.5% of Project Gross Sales/Revenue	\$406,914	\$4,630	\$1,053	17.60%	30%
17 <sup>(17)</sup>	2039	2039/2040	\$72.70	\$510,000	\$37,076	\$1,400,000	\$6,800,000	\$494,367	\$6,103	\$41,775	\$314,551	11.5% of Project Gross Sales/Revenue	\$425,020	\$5,029	\$1,074	17.60%	30%
18 <sup>(18)</sup>	2040	2040/2041	\$74.15	\$510,000	\$37,818	\$1,400,000	\$6,800,000	\$504,234	\$6,225	\$44,273	\$342,773	11.5% of Project Gross Sales/Revenue	\$443,400	\$5,632	\$993	8.13%	20%
19 <sup>(19)</sup>	2041	2041/2042	\$75.64	\$510,000	\$38,574	\$1,400,000	\$6,800,000	\$514,318	\$6,350	\$46,899	\$374,318						
Estimated Totals <sup>(20)</sup>					\$630,738			\$7,710,674		\$449,350	\$3,398,588			\$3,862,736			
Notes:																	
(1) Project would likely close with Agency 3Q 2020 w/ construction potentially commencing in March 2021.																	
(2) Estimated start of PILOT payments.																	
(3) Project returns to full taxable status.																	
(4) Estimated tax rate (does not include any special ad valorem taxes that are still payable under PILOT) based on City/County 2021 tax year and School 2021/2022 tax year with estimated escalation of 2.0% thereafter.																	
(5) Assessment value of based on the current 2019 assessment.																	
(6) Estimated taxes if proposed project did not occur (i.e., no status quo).																	
(7) Assessment value of based on 2019 City of Albany Tax Rolls/property purchase price.																	
(8) Per letter from the City of Albany Assessment dated 07-01-18.																	
(9) Estimated taxes if the proposed project occurred without PILOT assistance.																	
(10) Estimated Taxes Per Unit if the proposed project occurred without PILOT assistance.																	
(11) Estimated PILOT Payments via commercial abatement schedule - 6,600 SF (6.63%).																	
(12) Estimated PILOT Payments.																	
(13) PILOT Payments in Years 1-12 will be calculated by the schedule listed for Percent Abatement on Improved Assessment. Starting in Year 13 the PILOT Payments will be calculated as the greater of the Percent Abatement on improved Assessment or 11.5% of Gross Sales/Revenue (*needs to be finalized).																	
(14) Difference of Estimated PILOT Payments from Estimated Total Taxes w/o PILOT.																	
(15) Estimated PILOT Payments Per Unit.																	
(16) Difference of Estimated PILOT Payments Per Unit from Estimated Total Taxes w/o PILOT Per Unit.																	
(17) Percent Abatement on Total Assessment via PILOT.																	
(18) Percent Abatement on Improved Assessment via PILOT.																	
(19) Percent Abatement on Improved Assessment via PILOT.																	
(20) Totals for comparison and analysis during PILOT operation period only.																	

Notes:

(1) Project would likely close with Agency 3Q 2020 w/ construction potentially commencing in March 2021.

(2) Estimated start of PILOT payments.

(3) Project returns to full taxable status.

(4) Estimated tax rate (does not include any special ad valorem taxes that are still payable under PILOT) based on City/County 2021 tax year and School 2021/2022 tax year with estimated escalation of 2.0% thereafter.

(5) Assessment value of based on the current 2019 assessment

(6) Estimated taxes if proposed project did not occur (i.e. left status quo).

(7) Assessment value of based on 2019 City of Albany Tax Rate/property purchase price.

(8) Per letter from the City of Albany Assessor dated 07-01-18.

(9) Estimated taxes if the proposed project occurred without PILOT assistance.

(10) Estimated taxes Per Unit if the proposed project occurred without PILOT assistance.

(11) Estimated PILOT Payments via commercial abatement schedule - 6,600 SF (6.63%).

(12) Estimated PILOT Payments.

(13) PILOT Payments in Years 1-12 will be calculated by the schedule listed for Percent Abatement on Improved Assessment. Starting in Year 13 the PILOT Payments will be calculated as the greater of the Percent Abatement on Improved Assessment or 11.5% of Gross Sales/Revenue (\*needs to be finalized).

(14) Difference of Estimated PILOT Payments from Estimated Total Taxes w/o PILOT.

(15) Estimated PILOT Payments Per Unit.

(16) Difference of Estimated PILOT Payments Per Unit from Estimated Total Taxes w/o PILOT Per Unit.

(17) Percent Abatement on Total Assessment via PILOT.

(18) Percent Abatement on Improved Assessment via PILOT.

(19) Percent Abatement on Improved Assessment via PILOT.

(20) Totals for comparison and analysis during PILOT agreement period only.

\*\*\*Analysis is ONLY an estimate\*\*\*

Broadway 915, LLC  
54 State Street, Suite 800  
Albany, New York 12207

Mark L. Aronowitz  
[mlaronowitz@gmail.com](mailto:mlaronowitz@gmail.com)

Tel: (518-694-4720)

November 29, 2019

Tracy Metzger, Chair  
City of Albany Industrial Development Agency  
21 Lodge Street  
Albany, New York 12207

Dear Ms. Metzger:

Attached is a completed application, as well as the appropriate supplementary material, required by the City of Albany Industrial Development Agency for consideration of financial assistance associated with the development of a mixed-use project at 745 Broadway.

The Applicant proposes to construct a six-story mixed use building consisting of approximately 80 residential apartment units and 12,000 square feet of commercial (6,600 sf retail and 5,400 sf rental office and amenities) and approximately 75 surface parking spaces.

Without the Agency's financial assistance this project is not viable. Therefore, as detailed in the Application, the Applicant requests exemption from mortgage recording taxes as well as New York State sales and use taxes relating to the construction and fit up of the project. In addition, the Applicant seeks a 18 year payment in lieu of tax agreement.

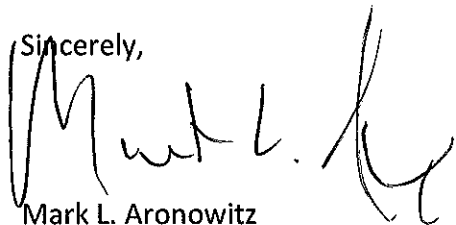
We believe the project will satisfy 11 of the Community Benefit Metrics outlined in the IDA's Project Evaluation and Assistance Framework: (i) High Vacancy Census Tract (ii) Downtown (iii) Neighborhood Plan (iv) Downtown Residential (v) Vacant (vi – viii) Financial Commitment (x) Regional Labor (xii) Estimate 4 Permanent Jobs and (xiii – xiv) Estimated 150 Construction Jobs.

The project will be located on an existing vacant parcel that is currently being used as a parking lot in the heart of the Clinton Square neighborhood. The Applicant seeks to expand on the transformative developments already under way in Clinton Square by creating additional walkable residential and retail opportunities.

The project will generate additional tax revenue for the City of Albany and the Albany School District while the construction of additional residential housing and retail opportunities will have a positive impact on jobs and business in the surrounding area. The Applicant is requesting assistance from the Agency in order to provide the City of Albany with new housing opportunities which are consistent with existing zoning the trend towards urban living.

Please do not hesitate to contact me should you have any questions or need additional information. We look forward to working with the Agency on this project. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark L. Aronowitz". The signature is fluid and cursive, with a large initial "M" and a stylized "A".

Mark L. Aronowitz  
Managing Member  
Broadway 915, LLC

## ***City of Albany Industrial Development Agency***

### **Application for Assistance**

Date:

-----  
IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the City of Albany Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.  
-----

TO: CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY  
c/o Department of Economic Development  
21 Lodge Street  
Albany, New York 12207

This application respectfully states:

#### **APPLICANT:**

Name:

Address:

City:

State:

Zip:

Federal ID/EIN:

Website:

Primary Contact:

Title:

Phone:

Email:

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION:

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF ATTORNEY:

ATTORNEY'S ADDRESS:

PHONE:

E-MAIL:

-----  
**NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 3 HEREOF BEFORE FILLING OUT THIS FORM.**

## INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the project which is the subject of this application (the “Project”).
3. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return one (1) copy of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant’s competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency’s bonds issued to finance the Project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel/special counsel to the Agency. The costs incurred by the Agency, including the Agency’s general counsel and bond counsel, may be considered as a part of the Project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of One Thousand Five Hundred Dollars (\$1,500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.
10. The Agency has also established an administrative fee equal to (A) one percent (1%) of the cost of the Project in the case of an Agency Straight Lease Transaction, and (B) one percent (1%) of the aggregate principal amount of the bonds to be issued by the Agency in the case of an Agency Bond Transaction. The Agency has also established an administrative fee for the issuance of refunding bonds for Agency Bond Transactions. The formula for the calculation of the administrative fee for the issuance of refunding bonds is outlined in the Agency’s Policy Manual. THESE FEES ARE PAYABLE ON THE CLOSING DATE.

## SUMMARY OF PROJECT

Applicant:

Contact Person:

Phone Number:

Occupant:

Project Location (include Tax Map ID):

Approximate Size of Project Site:

Description of Project:

Type of Project:	Manufacturing	Warehouse/Distribution
	Commercial	Not-For-Profit
	Other-Specify	

Employment Impact:	Existing FTE Jobs:
	Retained FTE Jobs:
	FTE Jobs Created:
	Construction Jobs Created:

Project Cost:

Type of Financing:	Tax-Exempt	Taxable	Straight Lease
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Amount of Bonds Requested:

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:  
Mortgage Recording Taxes:  
Real Property Tax Exemptions: (auto-calculated)  
Other (please specify):

Provide estimates for the following:

Average Estimated Annual Salary of Jobs to be Created:  
Annualized Salary Range of Jobs to be Created:  
Estimated Average Annual Salary of Jobs to be Retained:

## I. APPLICANT INFORMATION

### A) Applicant:

Name:

Address:

City:

State:

Zip:

Federal ID/EIN:

Website:

Primary Contact:

Title:

Phone:

Email:

### B) Real Estate Holding Company (if different from Applicant):

*Will a separate company hold title to/own the property related to this Project? If yes:*

Name:

Address:

City:

State:

Zip:

Federal ID/EIN:

Website:

Primary Contact:

Title:

Phone:

Email:

Describe the terms and conditions of the lease between the Applicant and the Real Estate Holding Company. If there is an option to purchase the property, provide the date option was signed and the date the option expires:



**C) Current Project Site Owner (if different from Applicant or Real Estate Holding Company):**

Name:

Title:

Address:

City:

State:

Zip:

Phone:

Email:

**D) Attorney:**

Name:

Firm Name:

Address:

City:

State:

Zip:

Phone:

Email:

**E) General Contractor:**

Name:

Firm Name:

Address:

City:

State:

Zip:

Phone:

Email:

## II. APPLICANT'S COMPANY OWNERSHIP & HISTORY

### A) Company Organization:

Year founded:

Founded in which state:

NAICS Code:

Type of ownership (e.g., C-Corp, LLC):

### B) Company Management

Name	Office Held	Other Principal Business

#### **Company Ownership:**

*List all stockholders, members, or partners with ownership of greater than 5% and attach an organizational ownership chart with complete name, TIN, DOB, home address, office held, and other principal businesses (if applicable).*

Name	Office Held	% of Ownership	% of Voting Rights

Is the Applicant or management of the company now a plaintiff or a defendant in any civil or criminal litigation?

Yes No

If yes, describe:

Has any person listed above ever been a plaintiff or a defendant in any civil or criminal litigation?

Yes No

If yes, describe:

Has any person listed above ever been charged with a crime other than a minor traffic violation?

Yes No

If yes, describe:

Has any person listed above ever been convicted of a crime other than a minor traffic violation?

Yes No

If yes, describe:

Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt?

Yes No

If yes, describe:

**C) Company Description:**

Describe in detail the Company's background, products, customers, goods and services:

Existing Banking Relationship(s):

Has the Company ever received incentives tied to job creation?	Yes	No
--	-----	----

If yes, describe:

Were the goals met?	Yes	No	N/A
---------------------	-----	----	-----

If no, why not?

*Additional sheets may be attached, if necessary.*

### III. PROJECT DESCRIPTION AND DETAILS

**A) Assistance requested from the Agency:**

*Select all that apply:*

- ☐ Exemption from Sales Tax
- ☐ Exemption from Mortgage Tax
- ☐ Exemption from Real Property Tax
- ☐ Taxable Bonds
- ☐ Tax-exempt Bonds (typically for non-for-profits or qualified manufacturers)
- ☐ Other, specify:

**B) Project Description:**

*Attach a map, survey or sketch of the Project site, identifying all existing or new buildings/structures.*

**Summary:** (Please provide a brief narrative description of the Project.):

**Location of Proposed Project:**

Street Address - Tax Map ID(s):

Is the Applicant the present legal owner of the Project site?      Yes      No

If yes:      Date of Purchase:      Purchase Price:

If no:

1. Present legal owner of the Project site:

2. Is there a relationship, legally or by common control, between the Applicant and the present owner of the Project site?      Yes      No

If yes:

3. Does the Applicant have a signed option to purchase the site?      Yes      No      N/A

If yes:      Date option signed:      Date option expires:

Is the Project site subject to any property tax certiorari?      Yes      No

DATED: JULY 8, 2019

Describe the Project including, scope, purpose (e.g., new build, renovations, and/or equipment purchases, equipment leases, etc.), timeline, and milestones. The Project scope must entail only future work, as the Agency's benefits are not retroactive:

How many units will the project encompass (include total of number of commercial and residential units)?

How many square feet of commercial space will the project entail?

Would this Project be undertaken **but for** the Agency's financial assistance?      Yes      No

If yes, describe why the Agency's financial assistance is necessary and the effect the Project will have on the Applicant's business or operations:

### C) Project Site Occupancy

Select Project type for all end-users at Project site (choose all that apply):

- |                                  |  |
|----------------------------------|--|
| Industrial                       | <input type="checkbox"/> Service*                        |
| Acquisition of existing facility | <input type="checkbox"/> Back-office                     |
| Housing                          | <input type="checkbox"/> Mixed use                       |
| Multi-tenant                     | <input type="checkbox"/> Facility for Aging              |
| Commercial                       | <input type="checkbox"/> Civic facility (not-for-profit) |
| Retail*                          | <input type="checkbox"/> Other                           |

*\* The term "retail sales" means (1) sales by a registered vendor under Article 28 of the Tax Law of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property, as defined in Section 1101(b)(4)(i) of the Tax Law, or (2) sales of a service to customers who personally visit the Project location. If "retail" or "service" is checked, complete the Retail Questionnaire contained in Section IV.*

*Note that it is the position of the Agency that housing projects constitute "retail projects," as such term is defined under the IDA Statute.*

List the name(s) of the expected tenant(s), nature of the business(es), and percentage of total square footage to be used by each tenant. Additional sheets may be attached, if necessary:

Company:	Nature of Business:	% of total square footage:
1.		
2.		
3.		

- |   |     |    |     |
|---|-----|----|-----|
| Are there existing buildings on project site?   | Yes | No |     |
| a. If yes, indicate number and approximate size (in square feet) of each existing building: |     |    |     |
| b. Are existing buildings in operation?   | Yes | No | N/A |
| If yes, describe present use of present buildings:  |     |    |     |
| c. Are existing buildings abandoned?  | Yes | No | N/A |
| About to be abandoned?  | Yes | No | N/A |
| If yes, describe:   |     |    |     |
| d. Attach photograph of present buildings.  |     |    |     |

**IV. RETAIL QUESTIONNAIRE****(Fill out if end users are “retail” or “service” as identified in Section III)**

*To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or purchase services.*

- |    |   |     |    |
|----|---|-----|----|
| A) | Will any portion of the Project consist of facilities or property that will be primarily used in making sales of goods or services to customers who personally visit the Project site? <sup>1</sup>   | Yes | No |
|    | <i>If yes, continue with the remainder of the Retail Questionnaire. If no, do not complete the remainder of the Retail Questionnaire.</i>   |     |    |
| B) | What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the Project?   |     |    |
|    | <p><b>Note that it is the position of the Agency that housing projects constitute “retail projects,” as such term is defined under the IDA Statute. Accordingly, please answer “yes” and insert “100%” if your project is a housing project. If the answer is less than 33.33% do not complete the remainder of the Retail Questionnaire. If the answer to Question A is Yes and the answer to Question B is greater than 33.33%, complete the remainder of the Retail Questionnaire:</b></p> |     |    |
| 1. | Is the Project location or facility likely to attract a significant number of visitors from outside the Capital Region Economic Development Region (i.e., Albany, Schenectady, Rensselaer, Greene, Columbia, Saratoga, Warren, and Washington counties)?  | Yes | No |
| 2. | Will the Project make available goods or services which are not currently reasonably accessible to the residents of the municipality within which the proposed Project would be located?  | Yes | No |
| 3. | Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?<br>If yes, explain:   | Yes | No |
| 4. | Will the Project be located in an area designated as an economic development zone pursuant to Article 18-B of the General Municipal Law (Source: <a href="https://esd.ny.gov/empire-zones-program">https://esd.ny.gov/empire-zones-program</a> )?<br>If yes, explain:   | Yes | No |
| 5. | Will the Project be in a “highly distressed” census tract (as defined by the United States Census Bureau <a href="https://factfinder.census.gov/">https://factfinder.census.gov/</a> )<br>If yes, explain:  | Yes | No |

Note that it is the position of the Agency that housing projects constitute “retail projects,” as such term is defined under the IDA Statute. Accordingly, please answer “yes” and insert “100%” if your project is a housing project.<sup>1</sup>

**V. ENVIRONMENTAL REVIEW AND PERMITTING**

*The Applicant must comply with the State Environmental Quality Review Act (SEQRA) before the Agency can vote on proposed financial incentives. It is the Applicant's responsibility to provide a copy of the final SEQRA determination to the Agency.*

Environmental Assessment Form: ☐ Short Form ☐ Long Form

Lead Agency:

Agency Contact:

Date of submission:

Status of submission:

Final SEQRA

determination:

**A) Site Characteristics:**

Describe the present zoning and land use regulation:

Will the Project meet zoning and land use regulations for the proposed location?      Yes      No

Is a change in zoning and land use regulation is required?      Yes      No

If yes, specify the required change and status of the change request:

If the proposed Project is located on a site where the known or potential presence of contaminants is complicating the development/use of the property, describe the potential Project challenge:

Does part of the Project consist of a new building or buildings?

Yes      No

If yes, indicate number and size of new buildings:

Does part of the Project consist of additions and/or renovations to the existing buildings?

Yes      No

If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:



**VI. INTER-MUNICIPAL MOVE DETERMINATION**

*The Agency is required by State law to make a determination that, if completion of a Project benefiting from the Agency's financial assistance results in the removal of a plant of the Project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the Project occupant located within the State, Agency financial assistance is required to prevent the Project occupant from relocating out of the State, or it is reasonably necessary to preserve the Project occupant's competitive position in its respective industry.*

Will the Project result in the removal of a plant of the Project occupant from one area of the State to another area of the State?	Yes	No
--	-----	----

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the State?	Yes	No
--	-----	----

If yes to either question above, explain how notwithstanding the aforementioned closing or activity reduction, the Agency's financial assistance is required to prevent the Project from relocating out of the State or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does the Project involve relocation or consolidation of a Project occupant from another municipality?

Within New York State:	Yes	No
------------------------	-----	----

Within the City of Albany:	Yes	No
----------------------------	-----	----

If yes, explain:

## VII. EMPLOYMENT INFORMATION

### A) Current and Projected Employee FTEs ("Year One" will begin upon the issuance of Certificate of Occupancy or a Temporary Certificate of Occupancy):

		Projected FTEs			
	Current FTEs	New Year 1- 20	New Year 2 - 20	New Year 3 - 20	Total Year 4-20
Full-time					
Part-time					
Seasonal					

### B) Employment Plan in FTE

*Estimate the number of full-time equivalent (FTE) jobs that are expected to be retained and created as part of this Project. One FTE is equivalent to 35 hours of work per week or 1,820 hours per year. Convert part-time jobs into FTE by dividing the total number of hours for all part-time resources by 35 hours per week or 1,820 hours per year. ("Year One" will begin upon the issuance of Certificate of Occupancy or a Temporary Certificate of Occupancy):*

*Attach a list that describes in detail the types of employment for this Project, including the types of activities or work performed and the projected timeframe for creating new jobs.*

Occupation in Company	<u>Current (Retained)</u> Permanent FTE		Projected <u>New</u> Permanent FTE			
	Average Annual Salary or Hourly Wage <sup>2</sup>	Number of Current FTE	FTE in Year 1 20	FTE in Year 2 20	FTE in Year 3 20	Total New FTE by Year 4 20
Professional/ Management						
Administrative						
Sales						
Services						
Manufacturing						
High-Skilled						
Medium-Skilled						
Basic-Skilled						
Other (specify)						
Total (auto-calculated)						

<sup>2</sup> Wages are defined as all remuneration paid to an employee. Remuneration means every form of compensation for employment paid by an employer to an employee; whether paid directly or indirectly by the employer, including salaries, commissions, bonuses, and the reasonable money value of board, rent, housing, lodging, or similar advantage received. Where gratuities are received from a person other than the employer, the value of such gratuities shall be included as part of the remuneration paid by the employer. Source: <https://labor.ny.gov>.

## VIII. INDEPENDENT CONTRACTOR RESOURCES

*Estimate the number of full-time equivalent (FTE) jobs that are contracted to independent contractors (e.g., contractors or subcontractors) that would be retained and created as part of this Project.*

*Attach a list that describes in detail the types of contract resources for this Project, including the types of activities or work performed and the projected timeframe for creating new contractor positions.*

**("Year One" will begin upon the issuance of Certificate of Occupancy or a Temporary Certificate of Occupancy):**

	Current FTEs	Projected			
		New Year 1-20	New Year 2-20	New Year 3-20	Total Year 4-20
Full-time					
Part-time					
Seasonal					

## IX. CONSTRUCTION LABOR

*\*Construction Jobs are defined by the number of persons individually identified on the pay roll of the General Contractor/Subcontractor in relation to the project.*

Number of construction workers expected to be hired for this Project:

When does the applicant anticipate the start of construction?

When does the applicant anticipate the completion of construction?

What is the total value of construction contracts to be executed?

Describe the general contractor's plans and selection process for using regional and/or City of Albany construction labor or regional and/or City of Albany sub-contractors:

## X. PROJECT COSTS AND FINANCING

Attach additional

### A) Project Costs

Description of Cost	Amount
Land	
Buildings	
Machinery and Equipment Cost	
Utilities, roads and appurtenant costs	
Architects and engineering fees	
Cost of Bond Issue (legal, financial and printing)	
Construction loan fees and interest (if applicable)	
Other (specify)	
TOTAL PROJECT COST	

Have any of the above costs been paid or incurred as of the date of this application?  
If yes, describe:

Yes No

### B) Sources of Funds for Project Costs

Equity:

Bank Financing:

Tax Exempt Bond Issuance:

Taxable Bond Issuance

Public Sources (Include total of all State and Federal grants and tax credits):

Identify each State and Federal program:

Public Funds Total

*Additional sheets may be attached, as necessary.*

TOTAL:

Amount of total financing requested from lending institutions:

Amount of total financing related to existing debt refinancing:

Has a commitment for financing been received?

Yes No

If yes:

Lending Institution:

Contact:

Phone:

## XI. PROJECT EVALUATION AND ASSISTANCE FRAMEWORK

**Project Evaluation and Assistance Framework.** If applicable, complete the following Matrix that is part of the Agency's Project Evaluation and Assistance Framework.

### Baseline Requirements (Must Achieve All)

Complete Application	Albany 2030 Aligned	Meet Project Use Definition
Meets NYS/CAIDA Requirements	Planning Approval (if applicant) Approval Date :	"But For" Requirement

### Community Benefit Metrics (Must Achieve 10)

Revitalization Target Geography	Investment Financial Commitment (cumulative)	Employment Permanent Jobs (cumulative)
Distressed Census Tract	2.5M - 10M	3 - 40
High Vacancy Census Tract	10.1 - 17.5M	41 - 80
Downtown	17.6M - 25M	81 - 120
BID		121 - 180
Neighborhood Plan		> 180
Identified Priority	Community Commitment	Retained Jobs (cumulative)
Downtown Residential	MWBE/DBE Participation	3 - 40
Tax Exempt/Vacant	EEO Workforce Utilization	41 - 80
Identified Catalyst Site	Inclusionary Housing	81 - 120
Historic Preservation	Regional Labor	121 - 180
Community Catalyst	City of Albany Labor	> 180
	Apprenticeship Program	
Identified Growth Area		Construction Jobs (cumulative)
Manufacturing/Distribution		6 - 80
Technology		81 - 160
Hospitality		161 - 240
Existing Cluster		> 240
Conversion to Residential		

## XII. ESTIMATED VALUE OF INCENTIVES

### A) Property Tax Exemption:

Agency staff will complete this section with the Applicant based on information submitted by the Applicant and the City of Albany Assessor. If you are requesting an exception to the PILOT schedule that cannot be accommodated by the UTEP or the CAIDA Project Evaluation and Assistance Framework, please provide additional sheets indicating the proposed PILOT payments.

Does your project meet the definition of "large project" as defined in the Framework (\$25 Million, 15 Total Acres or Full Service Hotel)? Yes No

Current assessed full assessed value of the property **before** Project improvements or the **purchase price of the property**, whichever is higher:

Estimated new assessed full value of property **after** Project improvement based on letter from the City of Albany Assessor:

Estimated real property 2019 tax rate per dollar of full assessment (auto-calculated):

*\*assume 2% annual increase in tax rate*

Estimated Completed Assessed Value per Unit based on letter from the City of Albany Assessor:

PILOT Year	Existing Real Property Taxes	Estimated Real Property Taxes on Improved Value <b>Without</b> PILOT <sup>3</sup>	Estimated Total <b>Without</b> PILOT	PILOT Abatement % based on Framework schedule Abatement percentages must be entered in decimals	*Estimated PILOT Payments
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

*\*PILOT payments may not to fall short of \$675 per door or .97 per Square Foot as applicable from Framework*

Please note that after year twelve (12) of any Multi-Family Commercial PILOT, a bifurcated structure commences whereby projects shall pay the greater of: (a) scheduled pilot payments as stated by assistance schedule or (b) 11.5% of gross revenue.

Notwithstanding anything herein to the contrary, if the project consists of an **affordable housing project**, the applicant shall make annual payments in lieu of property taxes pursuant to the PILOT Agreement with respect to the project as follows: (i) An amount equal to ten percent (10%) of the shelter rents (rents, excluding the component thereof, if any, attributable to energy and utility costs paid by the applicant) payable by the tenants in connection with the housing project.

If the applicant is requesting assistance that is a deviation from the Agency's UTEP, please refer to the Agency's Project Evaluation and Assistance Framework to determine the appropriate, potential standard deviation abatement schedule: <http://albanyida.com/wp-content/uploads/2012/03/CAIDA-PILOT-Program-Board-Revised-1.pdf>

<sup>3</sup> The figures in this column assume that the Project is completed as described in the Application and without the involvement of the Agency and, therefore, subject to real property taxes. However, as provided in this Application, the Applicant has certified that it would not undertake the Project without the financial assistance granted by the Agency. Accordingly, this column is prepared solely for the purpose of determining the estimated amount of the real property tax abatement being granted by the Agency.

If the Applicant is requesting assistance that is greater than the Agency's standard UTEP deviations identified in the Project Evaluation and Assistance Framework, describe the incentives and provide a justification for this PILOT request:

**B) Sales and Use Tax Benefit:**

*Note: The figures below will be provided to the New York State Department of Taxation and Finance and represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to the application.*

Costs for goods and services that are subject to State and local sales and use tax<sup>4</sup>:

Estimated State and local sales and use tax benefit (sales tax amount multiplied by        plus additional use tax amounts):

**C) Mortgage Recording Tax Benefit:**

Mortgage amount (include construction, permanent, bridge financing or refinancing):

Estimated mortgage recording tax exemption benefit (mortgage amount multiplied by    )<sup>5</sup>:

**D) Percentage of Project Costs Financed from Public Sector:**

Percentage of Project costs financed from public sector:  
(Total B + C + D + E below / A Total Project Cost)

- A. Total Project Cost:
- B. Estimated Value of PILOT (auto-filled):
- C. Estimated Value of Sales Tax Incentive:
- D. Estimated Value of Mortgage Tax Incentive:
- E. Total Other Public Incentives (tax credits, grants, ESD incentives, etc.):

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<sup>4</sup> Sales and use tax (sales tax) is applied to: tangible personal property (unless specifically exempt); gas, electricity, refrigeration and steam, and telephone service; selected services; food and beverages sold by restaurants, taverns, and caterers; hotel occupancy; and certain admission charges and dues. For a definition of products, services, and transactions subject to sales tax see the following links:

<https://www.tax.ny.gov/bus/st/subject.htm> and

[https://www.tax.ny.gov/pubs\\_and\\_bulls/tg\\_bulletins/st/quick\\_reference\\_guide\\_for\\_taxable\\_and\\_exempt\\_property\\_and\\_services.htm](https://www.tax.ny.gov/pubs_and_bulls/tg_bulletins/st/quick_reference_guide_for_taxable_and_exempt_property_and_services.htm).

<sup>5</sup> The Mortgage Recording Tax in Albany County is equal to 1.25%. However, the Agency is authorized under the IDA Statute to exempt only 1.00%.

### **XIII. COST BENEFIT ANALYSIS**

In order for the City of Albany Industrial Development Agency (the “Agency”) to prepare a Cost/Benefit Analysis for a proposed project (the “Project”), the Applicant must answer the questions contained in this Project Questionnaire (the “Questionnaire”). Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, community benefits (including community commitment as described in the Agency’s Project Evaluation and Assistance Framework), etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

#### **PROJECT QUESTIONNAIRE**

1. Name of Project Beneficiary (“Company”):	
2. Brief Identification of the Project:	
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	
B. Value of Sales Tax Exemption Sought	
C. Value of Real Property Tax Exemption Sought	
D. Value of Mortgage Recording Tax Exemption Sought	
4. Likelihood of accomplishing the Project in a timely fashion (please explain):	Yes No



**PROJECTED PROJECT INVESTMENT**

<b>A. Land-Related Costs</b>	
1. Land acquisition	
2. Site preparation	
3. Landscaping	
4. Utilities and infrastructure development	
5. Access roads and parking development	
6. Other land-related costs (describe)	
<b>B. Building-Related Costs</b>	
1. Acquisition of existing structures	
2. Renovation of existing structures	
3. New construction costs	
4. Electrical systems	
5. Heating, ventilation and air conditioning	
6. Plumbing	
7. Other building-related costs (describe)	
<b>C. Machinery and Equipment Costs</b>	
1. Production and process equipment	
2. Packaging equipment	
3. Warehousing equipment	
4. Installation costs for various equipment	
5. Other equipment-related costs (describe)	
<b>D. Furniture and Fixture Costs</b>	
1. Office furniture	
2. Office equipment	
3. Computers	
4. Other furniture-related costs (describe)	
<b>E. Working Capital Costs</b>	
1. Operation costs	
2. Production costs	
3. Raw materials	
4. Debt service	
5. Relocation costs	
6. Skills training	
7. Other working capital-related costs (describe)	
<b>F. Professional Service Costs</b>	
1. Architecture and engineering	
2. Accounting/legal	
3. Other service-related costs (describe)	
<b>G. Other Costs</b>	
1. _____	
2. _____	
<b>H. Summary of Expenditures</b>	
1. Total Land-Related Costs	
2. Total Building-Related Costs	
3. Total Machinery and Equipment Costs	
4. Total Furniture and Fixture Costs	
5. Total Working Capital Costs	
6. Total Professional Service Costs	
7. Total Other Costs	

**PROJECTED NET OPERATING INCOME**

- I. Please provide projected Net Operating Income:

YEAR	Without IDA benefits	With IDA benefits
1		
2		
3		
4		
5		

**PROJECTED CONSTRUCTION EMPLOYMENT IMPACT**

- I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year			
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			

**PROJECTED PERMANENT EMPLOYMENT IMPACT**

- I. Estimates of the total number of existing permanent FTE jobs to be preserved or retained as a result of the Project are described in the tables in Section VII of the Application.
- II. Estimates of the total new permanent FTE jobs to be created at the Project are described in the tables in Section VII of the Application.
- III. Please provide estimates for the following:
- A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

**PROJECTED OPERATING IMPACT**

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 <sup>st</sup> year following project completion)	
Additional Sales Tax Paid on Additional Purchases	
Estimated Additional Sales (1 <sup>st</sup> full year following project completion)	
Estimated Additional Sales Tax to be collected on additional sales (1 <sup>st</sup> full year following project completion)	

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"): If you are requesting an exception that cannot be accommodated by the auto-calculated fields, please provide additional sheets indicating the proposed PILIOT payments.

Year	Existing Real Property Taxes (Without Project)	New Pilot Payments (With IDA)	Total (Difference)
Current Year			
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			
Year 11			
Year 12			
Year 13			
Year 14			
Year 15			
Year 16			
Year 17			
Year 18			
Year 19			
Year 20			

**ADDITIONAL COMMUNITY BENEFITS**

The City of Albany Industrial Development Agency is supportive of inclusionary development practices. Please indicate which of the below described community benefits (as defined in the Agency's Project Evaluation and Assistance Framework) will be provided as a result of the Project, and please provide a detailed description of such benefits, together with any other economic benefits and community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response). Examples of these benefits include:

- |                                |                                 |
|--------------------------------|---------------------------------|
| (A) MWBE/DBE Participation;    | (L) Downtown Residential;       |
| (B) EEO;                       | (M) Tax Exempt/Vacant Property; |
| (C) Workforce Utilization;     | (N) Identified Catalyst Site;   |
| (D) Inclusionary Housing;      | (O) Historic Preservation;      |
| (E) Regional Labor;            | (P) Community Catalyst;         |
| (F) City of Albany Labor;      | (Q) Manufacturing/Distribution; |
| (G) Apprenticeship Program;    | (R) Technology;                 |
| (H) Distressed Census Tract;   | (S) Hospitality;                |
| (I) High Vacancy Census Tract; | (T) Existing Cluster; and       |
| (J) Downtown BID;              | (U) Conversion to Residential.  |
| (K) Neighborhood Plan;         |                                 |

#### **XIV. OTHER**


Is there anything else the Agency's board should know regarding this Project?

### CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

<b>Date Signed:</b> 11/29/2019	<b>Name of Person Completing Project Questionnaire on behalf of the Company.</b>
	Name: Mark Aronowitz
	Title: Managing Member
	Phone Number: 518-694-4720
	Address: 54 State St., Suite 800 Albany, NY 12207
	Signature: 

**REPRESENTATIONS, CERTIFICATIONS AND INDEMNIFICATION**

(name of CEO or another authorized representative of Applicant) confirms and says that he/she is the (title) of (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. Job Listings. Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. City Human Rights Law. The applicant has reviewed the provisions of Chapter 48, Article III of the City Code, entitled "The Omnibus Human Rights Law" and agrees to comply with such provisions to the extent that such provisions are applicable to the applicant and the Project.

D. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

E. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable. The applicant also agrees, whenever requested by the Agency, to provide and certify or cause to be provided and certified such information concerning the participation of individuals from minority groups as employees or applicants for employment with regard to the project.

F. Local Labor Information. The applicant is aware of and understands the provisions of Part 24 of the Policy Manual of the Agency. Pursuant to Part 24 of the Policy Manual of the Agency, the applicant agrees to provide information, in form and substance satisfactory to the Agency, relating to construction activities for projects; specifically: (i) the Company's contact person responsible and accountable for providing information about the bidding for and awarding of construction contracts relative to this Application and the Project, (ii) the

nature of construction jobs created by the Project, including the number, type, and duration of construction positions; and (iii) submit to the Agency a “Construction Completion Report” listing the names and business locations of prime contractors, subcontractors, and vendors who were engaged in the construction phase of the Project.

G. Additional Fee for Low Income Housing/Tax Credit (9% only) Projects. An annual administrative fee equal to \$10,000 shall be payable annually by the applicant on each January 1 for a term equal to ten (10) years. This annual administrative fee is in addition to the standard administrative fee for Agency Straight Lease Transactions and Agency Bond Transactions and is applicable to Projects which provide for low income housing/tax credit (9% only) projects.

H. Uniform Agency Project Agreement. The applicant agrees to enter into a uniform agency project agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the “Public Benefits”) and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if (a) the project is unsuccessful in whole or in part in delivering the promised Public Benefits, (b) certain “recapture events” occur (e.g., failure to complete the Project, sale or transfer of the Project, failure to make the estimated investment, failure to maintain job employment levels and failure to make annual reporting filings with the Agency).

I. Assignment of Agency Abatements. In connection with any Agency Straight Lease Transaction or Agency Bond Transaction, the Agency may grant to the applicant certain exemptions from mortgage recording taxes, sales and use taxes and real property taxes. The applicant understands that the grant of such exemptions by the Agency is intended to benefit the applicant. Subsequently, if the applicant determines to convey the Project and, in connection with such conveyance to assign such exemptions to the purchaser, the applicant understand that any such assignment is subject to review and consent by the Agency, together with the satisfaction of any conditions that may be imposed by the Agency.

J. Post-Closing Cost Verification. The applicant agrees (1) the scope of the Project will not vary significantly from the description in the public hearing resolution for the project and (2) to deliver to the Agency within sixty (60) days following the completion date of a project an affidavit providing the total costs of the project. In the event that the amount of the total project costs described in the affidavit at the completion date exceeds the amount described in an affidavit provided by the applicant on the closing date of the project, the applicant agrees to adjust the amounts payable by the applicant to the Agency by such larger amount and to pay to the Agency such additional amounts. In the event that the amount described is less, there shall not be any adjustment to the Agency fees.

K. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.



L. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

M. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of Article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

N. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

O. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

P. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Q. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency is included the Agency's Policy Manual which can be accessed at [www.albanyida.com](http://www.albanyida.com).

R. Onsite Visits. The applicant acknowledges that under the Agency's Policy Manual regarding monitoring and administration of projects, the Project is subject to periodic onsite visits by Agency staff.

STATE OF NEW YORK       )  
                                      ) SS.:  
COUNTY OF ALBANY       )

Mark Bronovitz, being first duly sworn, deposes and says:

1. That I am the Managing Member (Corporate Office) of Bronovitz 915, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate, and complete.

Mark Bronovitz  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury.

This 24<sup>th</sup> day of Nov, 2019

Maria Lisa Reddy  
(Notary Public)

MARIA LISA REDDY  
Notary Public, State of New York  
No. 01RE4976665  
Qualified in Albany County  
Commission Expires 11/28/23

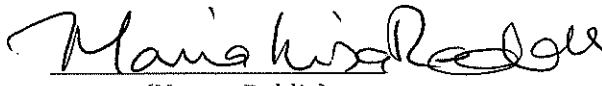
HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Albany Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issue of bonds requested therein are favorably acted upon by the Agency, and (ii) the Agency's financing of the Project described therein; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: 

Sworn to before me this  
29<sup>th</sup> day of Nov, 2019

  
(Notary Public)

MARIA LISA REDDY  
Notary Public, State of New York  
No. 01RE4976665  
Qualified in Albany County  
Commission Expires 1/22/23

## SCHEDULE A

## CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company.

[illegible]

Should you need additional space, please attach a separate sheet.

**NEW YORK STATE FINANCIAL REPORTING  
REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES**

Be advised that the New York General Municipal Law imposes certain reporting requirements on IDAs and recipients of IDA financial assistance. Of importance to IDA Applicants is Section 859 (<https://www.nysenate.gov/legislation/laws/GMU/859>). This section requires IDAs to transmit financial statements within 90 days following the end of an Agency's fiscal year ending December 31, prepared by an independent, certified public accountant, to the New York State Comptroller, and the Commissioner of the New York State Department of Economic Development. These audited financial statements shall include supplemental schedules listing the following information:

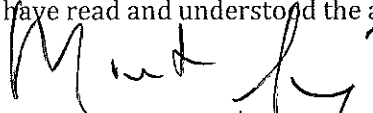
1. All straight-lease ("sale-leaseback") transactions and whether or not they are obligations of the Agency.
2. All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.
3. All new bond issues shall be listed and for each new bond issue, the following information is required:
  - a. Name of the Project financed with the bond proceeds.
  - b. Whether the Project occupant is a not-for-profit corporation.
  - c. Name and address of each owner of the Project.
  - d. The estimated amount of tax exemptions authorized for each Project.
  - e. The purpose for which the bond was issued.
  - f. The bond interest rate at issuance and, if variable, the range of interest rates applicable.
  - g. Bond maturity date.
  - h. Federal tax status of the bond issue.
  - i. Estimate of the number of jobs created and retained for the Project.
4. All new straight lease transactions shall be listed and for each new straight lease transaction, the following information is required:
  - a. Name of the Project.

DATED: JULY 8, 2019

- b. Whether the Project occupant is a not-for-profit corporation.
- c. Name and address of each owner of the Project.
- d. The estimated amount of tax exemptions authorized for each Project.
- e. The purpose for which each transaction was made.
- f. Method of financial assistance utilized for each Project, other than the tax exemptions claimed by the Project.
- g. Estimate of the number of jobs created and retained for the Project.

Sign below to indicate that you have read and understood the above.

Signature:



Name:

Mark Aronowitz

Title:

Managing Member

Company:

Brooklyn 911 LLC

Date:

11/29/2019

## Section XII. A. – Justification for Other Than Standard UTEP Deviations

Applicant is requesting that the PILOT amount be \$450.00 per unit for the first year after a Certificate of Occupancy is issued for the entire Building. The PILOT for the next 19 years shall include the compounded annual percentage tax rate increase over the \$450 first year base. After 12 years the annual PILOT shall be the greater of the above or 11.5% of Gross Revenue.

This request is warranted by the following factors:

- High construction costs due to steel construction, the state of the economy, the cost of materials as the result of tariffs and the extremely tight labor market.
- Applicant applied for and was not granted funding through the Downtown Revitalization Initiative despite being recommended for funding by the local DRI Committee. Applicant was advised by Empire State Development that the project would not qualify for funding through the annual Consolidated Funding Application.
- The Project is located within the heart of the Clinton Square neighborhood and is a key to the transformation of this district as the primary gateway to the Central Business and Warehouse Districts.
- The Project will include 5% of the apartment as affordable housing units per the City of Albany Zoning Code.
- The Project will include the construction of a Green Roof, at significant cost, which will reduce the amount of impervious areas on the site and help the City of Albany Sewer District reduce the amount of flow into the sewer system upon heavy rainfalls or snow melt.
- Low Rate of Return as detailed on the Pro Forma.
- The Project will not be able to meet standard debt service coverage ratios without the requested PILOT so financing will not be obtainable.
- It is the intent of the Applicant and General Contractor to meet the City of Albany and CAIDA requirements for MWBE/DBE Participation, Regional Labor and City of Albany Labor if qualified subcontractors and employees are available at a cost which is no higher than 4% over the lowest qualified bidder for the respective trade.

## Section XIV. Other

745 Broadway is currently a vacant lot in the heart of the Clinton Square District. The construction of the proposed six-story 80 unit apartment building with \_\_\_\_ square feet of retail space will have a significant economic impact on the downtown area.

This Project will add employment opportunities, retail spending and foot traffic to the economic landscape of four downtown neighborhoods (Clinton Square, Arbor Hill, Warehouse District and Central Business District).

During the estimated 16 month construction period upwards of 150 construction workers will be frequenting neighborhood restaurants, coffee shops and retail stores. Once completed, the project will

continue to make a significant contribution to the economic revitalization of downtown Albany by increasing the number of permanent jobs and introducing over 125 new residents to the downtown market. Residents who will be spending money at the shops, restaurants and entertainment venues.

745 Broadway meets several of the Strategic Initiatives contained in recent development strategies for Downtown Albany as follows:

#### Albany 2030

- Increase job opportunities for all residents.
- Encourage investment in urban land and historic buildings for employment and housing.
- Provide a variety of housing types to meet the varied needs of Albany's households, including market, moderate and low income housing.
- Encourage diverse intergenerational housing. Diverse housing includes options for residents throughout different stages of life (e.g. students, couples, families with children, seniors) in the same neighborhood.
- Provide a foundation for economic activity and increase economic diversity.

#### Impact Downtown Albany

- Establish a greater critical mass of housing along Broadway.
- Encourage development proposals along Broadway compatible with a mixed-use pedestrian oriented setting.

#### Downtown Revitalization Initiative

- Establish a clear and engaging gateway into the Capital City.
- Make Clinton Square a connected hub of activity
- Create mixed-income urban living options while maintaining future affordability
- Connect Albany's workforce to local employers.