

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 Pado, *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 Francini, *Agency Counsel*

To: Tracy Metzger
Darius Shahinfar
Susan Pado
Robert Schofield
Lee Eck
Dominick Calsolaro
Jahkeen Hoke

CC: Sarah Reginelli
William Kelly
Joe Scott
Mark Opalka
Andy Corcione
Virginia Rawlins
Tammie Fanfa

Date: March 13, 2020

IDA REGULAR MEETING AGENDA

A Regular Meeting of the City of Albany Industrial Development Agency Board of Directors will be held on **Thursday, March 19th, 2020 at 12:15 pm** at 21 Lodge Street, Albany, NY 12207 (Large Conf. Room)

Roll Call, Reading & Approval of the Minutes of the Board Meeting of February 20, 2020

Report of Chief Financial Officer

- Financial Report

Unfinished Business

New Business

- A. West Mall Office Center, LLC (4 Central Ave)
 - Resolution Consenting to Change in Membership Interest
 - Resolution Authorizing Release of Certain Parcels
- B. Annual Reporting
 - Review & Accept Draft 2019 Financial Statements & Audit Results
 - Review & Accept Draft 2019 Annual Report
 - Review & Accept Draft 2019 Procurement Report
 - Review & Accept Draft 2019 Investment Report
 - Review & Accept Draft 2019 Mission Statement & Performance Measures
 - Review & Accept Management Assessment of the Effectiveness of Internal Controls

Other Business

- A. Agency Update
- B. Compliance Update

Adjournment

The next regularly scheduled Board Meeting will be held **Wednesday, April 15, 2020** at 21 Lodge Street, Albany, NY. Please check the website www.albanyida.com for updated meeting information.

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Mark Opalka, *Chief Financial Officer*
Marisa Franchini, *Agency Counsel*

IDA MINUTES OF THE REGULAR BOARD MEETING

February 20, 2020 at 12:15 p.m.

Attending: Lee Eck, Tracy Metzger, Susan Pedo, Robert Schofield, Dominick Calsolaro, and Jahkeen Hoke

Absent: Darius Shahinfar

Public Present: Phil Stenglein, , Deb Lambek, Mike Hipp, Chris Lambert, Michael Mastropietro, Michael Lyons, Sal Commisso, Antonio Simerone Jr, Jeffrey Buell, Ryan Jankow, and Melissa Bennett

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

Chair Tracy Metzger called the Regular Meeting of the IDA to order at 12:18 p.m.

Roll Call, Reading and Approval of Minutes of the January 16, 2020 Board Meeting

Chair Metzger conducted a roll call of Board members establishing that all members were present with the exception of Darius Shahinfar. Since the minutes of the previous meeting had been distributed to Board members in advance for review, Chair Metzger made a proposal to dispense with the reading of the minutes and to approve the minutes of the regular Board meeting of January 16, 2020 as presented. A motion to accept the minutes, as presented, was made by Robert Schofield and seconded by Dominick Calsolaro. A vote being taken, Tracy Metzger abstained from the vote having been absent at the previous meeting, the motion passed with all other members voting aye.

Unfinished Business

None

New Business

FC 705 Broadway, LLC/ 705 Broadway Hotel, LLC

Chair Metzger introduced the Resolution Extending Agent Appointment Term and Authorizing Amendment to Interim Documents- Second Extension to the board. Staff provided a brief description and history of the project and a representative of the Applicant was present to answer any questions that the Board may have. Applicant counsel explained that the applicant is requesting Agency permission to extend the originally approved sales tax extension through July 1, 2020. A motion to approve the extension Agent Appointment Terms and Authorizing Amendments to Interim Documents for a second Extension was made by Robert Schofield, and seconded by Dominick Calsolaro. Susan Pedo reminded the Board of her previous disclosure of her role as a Capitalize Albany Board member. A vote being taken, Susan Pedo and Lee Eck abstained from the vote, the resolution passed with all other members voting aye.

363 Ontario St, LLC

Chair Metzger introduced the Resolution Authorizing Amendment to PILOT Agreement for 363 Ontario St, LLC. Staff provided a brief description and history of the project and a representative of the Applicant was present to answer any questions that the Board may have. Applicant counsel explained that the applicant is requesting Agency permission to extend the commencement of the PILOT by 12 months to accommodate delays in construction. The

Board asked the Applicant to provide specific detail on the need for a 12 month extension, and the Applicant described construction and material delays. A motion to adopt the resolution was made by Susan Pedo and seconded by Dominick Calslaro. A vote being taken, the motion passed unanimously.

45 Columbia Street Assoc. LLC

Chair Metzger introduced the Resolution consenting to collateral mortgages for 45 Columbia Street Assoc. LLC. Staff provided a brief description and history of the project and a representative of the Applicant was present to answer any questions that the Board may have. Agency counsel explained that the applicant is requesting permission to cross collateralize the mortgage on the project with additional properties in Redburn's portfolio as a bank imposed condition of the financing. A motion to adopt the resolution was made by Robert Schofield and seconded by Jahkeen Hoke. A vote being taken, the motion passed unanimously.

Report of Chief Financial Officer

Monthly Financial Report

Staff reviewed the financial report that was provided in advance for review.

Other Business

Compliance Update

Staff informed the Committee that project data collection for the annual PARIS reporting is underway. Staff provided an update on the Dilek, LLC project, indicating that Counsel is moving forward with termination of the Agency benefits for the project. The Board expressed their desire to have representatives from Dilek, LLC appear at an upcoming Board or Finance Committee meeting. Staff additionally informed the Board that talks are ongoing with the new entity responsible for the Nipper Apartments and 960 Broadway projects. Staff anticipates providing additional updates in March once the annual compliance period has concluded.

A motion was made by Robert Schofield and seconded by Tracy Metzger to open the meeting for Public Comment. Mike Lyons made a statement regarding the accident on Broadway. That Statement is attached to these meeting minutes.

Staff recommend that the meeting be open to Public Comment at 12:36 p.m., Robert Schofield made the motion and Tracy Metzger seconded. Mike Lyons made a statement about the accident on Broadway. There is a written copy of that statement attached to these minutes.

A motion to go into Executive Session was made by Robert Schofield and seconded by Lee Eck, the motion was approved unanimously. The basis for going into Executive Session was to discuss proposed and current litigation and seek advice of Counsel. The Board entered into Executive Session at 12:43 p.m., and Staff and Counsel remained in the room. A motion to exit Executive Session was made by Robert Schofield and seconded by Dominick Calslaro, the motion was approved unanimously. The Board left Executive Session at 1:06 p.m. and returned to its regular session. No action was taken during the Executive Session.

Agency Update

Staff discussed the Evaluation and Assistance Framework with the Board, specifically, how student housing projects have been evaluated to date and how their assessed value related to the necessary levels of assistance. Staff explained that a result of new valuation procedures in the Assessor's office, it may be necessary for the Agency to reexamine how student housing projects are evaluated through the Framework and the potential levels of assistance they are eligible for— as the rise in operating expenses without a comparable rise in operating revenues may significantly negatively impact project returns and require greater assistance levels. The Board discussed the matter and recommended that staff prepare an analysis for discussion at upcoming Finance and Governance Committee meetings.

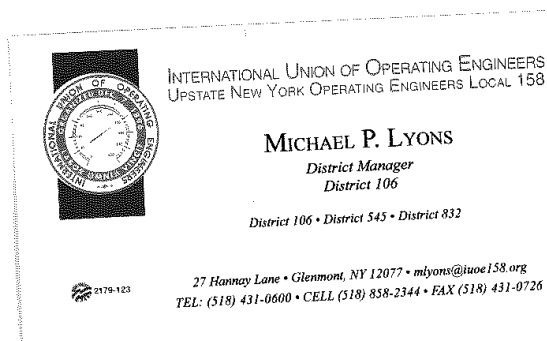
There being no further business, Chair Metzger adjourned the meeting at 1:10 p.m.

Respectfully submitted,

Lee Eck, Secretary

We are all deeply saddened by the tragic loss of nineteen-year old Richie Brewer last Thursday. It has sent a shockwave through the Capital District and the entire Labor community. When a life is lost at such a young age, one with so much potential, it is hard not to wonder what could have been done to avoid such a tragedy. There comes a time when "thoughts and prayers" – though sincere – simply aren't enough. We have to look to ourselves and our organizations and ask what we can do to prevent such a heartbreaking event from occurring again.

Richie's life was cut so dreadfully short because of an apparent safety violation on the scaffolding. On Public Works projects, an OSHA 10 training is required on all projects over \$250,000. This project would have most certainly fallen under that threshold and proper training would have been required. We don't know whether Richie had this training or not, but we do know that such training is not mandatory on private projects. And THAT is the problem. This basic level of training should be an absolute mandate. Our purpose here today is to plead to the Board that we work together to ensure that all of the workers in this City and the Capital District are trained and re-trained year after year to recognize safety violations and to know how and where to report such occurrences. Doing so won't bring Richie back to his family and friends, but it will be a measure that we can take to make sure the likelihood of a similar tragedy happening again is diminished exponentially. We owe that to the hardworking men and women who live and work in this City – whether they be union or non-union. Please allow us to work in concert towards this goal and we thank you in advance for your consideration.



City of Albany IDA
2020 Monthly Cash Position
February 2020

	<i>Actual</i>		<i>Projected</i>										
	January	February	March	April	May	June	July	August	September	October	November	December	YTD Total
Beginning Balance	\$ 3,361,084	\$ 3,386,228	\$ 3,618,874	\$ 3,543,768	\$ 3,652,190	\$ 4,006,718	\$ 3,887,609	\$ 3,848,713	\$ 3,809,789	\$ 3,689,586	\$ 3,650,542	\$ 3,611,469	\$ 3,361,084
Revenue													
Fee Revenue													
Application Fee	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Agency Fee	68,474	130,045	122,611	152,075	397,800	-	-	-	-	-	-	-	\$ 871,005
Administrative Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Modification Fee	500	1,000	-	-	-	-	-	-	-	-	-	-	1,500
Subtotal - Fee Revenue	\$ 68,974	\$ 132,545	\$ 122,611	\$ 152,075	\$ 397,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 874,005
Other Revenue													
Project Benefit Agreement	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
9% LIHTC Fee	10,000	-	10,000	-	-	-	-	-	-	-	-	-	20,000
Interest Income	2,529	2,457	2,639	2,583	2,664	2,930	2,841	2,812	2,782	2,692	2,663	2,634	32,225
CRC	-	-	-	-	-	-	-	-	-	-	-	-	-
NYS BIC	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc	-	-	-	-	-	946	-	-	-	-	-	-	946
Subtotal - Other Revenue	\$ 12,529	\$ 102,457	\$ 12,639	\$ 2,583	\$ 2,664	\$ 3,876	\$ 2,841	\$ 2,812	\$ 2,782	\$ 2,692	\$ 2,663	\$ 2,634	\$ 153,171
Total - Revenue	\$ 81,503	\$ 235,002	\$ 135,250	\$ 154,658	\$ 400,464	\$ 3,876	\$ 2,841	\$ 2,812	\$ 2,782	\$ 2,692	\$ 2,663	\$ 2,634	\$ 1,027,176
Expenditures													
Management Contract	\$ -	-	\$ 123,556	\$ 41,186	\$ 41,186	\$ 41,185	\$ 41,186	\$ 41,186	\$ 41,185	\$ 41,186	\$ 41,186	\$ 41,186	\$ 494,228
Consulting Fees	13,999	-	-	-	-	-	-	-	-	-	-	-	\$ 13,999
Strategic Activities	-	-	-	-	-	-	-	-	-	-	-	200,000	200,000
Website Maintenance	-	-	5,000	-	-	-	-	-	-	-	-	5,000	10,000
Audits	-	-	-	4,500	2,500	-	-	-	-	-	-	-	7,000
Agency Counsel	42,000	-	-	-	-	-	-	-	-	-	-	-	42,000
ED Support	-	-	62,500	-	-	62,500	-	-	62,500	-	-	62,500	250,000
Sub-lease AHCC	-	-	18,750	-	-	18,750	-	-	18,750	-	-	18,750	75,000
NYS BIC	-	-	-	-	-	-	-	-	-	-	-	-	-
D & O Insurance	-	-	-	-	1,700	-	-	-	-	-	-	-	1,700
Misc.	360	186	550	550	550	550	550	550	550	550	550	550	6,046
Legal Expenses	-	-	-	-	-	-	-	-	-	-	-	20,000	20,000
Other Expenses	-	2,170	-	-	-	-	-	-	-	-	-	-	2,170
Total - Expenditures	\$ 56,359	\$ 2,356	\$ 210,356	\$ 46,236	\$ 45,936	\$ 122,985	\$ 41,736	\$ 41,736	\$ 122,985	\$ 41,736	\$ 41,736	\$ 347,986	\$ 1,122,143
Ending Balance	\$ 3,386,228	\$ 3,618,874	\$ 3,543,768	\$ 3,652,190	\$ 4,006,718	\$ 3,887,609	\$ 3,848,713	\$ 3,809,789	\$ 3,689,586	\$ 3,650,542	\$ 3,611,469	\$ 3,266,117	\$ 3,266,117

City of Albany IDA

Fee Detail by Month

February 2020

	Name	Application Fee	Agency Fee	Administration Fee	Modification Fee	TOTAL FEE
<i>January</i>	363 Ontario Street		\$ -	\$ -	\$ 500	\$ 500
	New Scotland Avenue	-	13,500	-	-	13,500
	1385 Washington Avenue		54,974			-
	TOTAL	\$ -	\$ 68,474	\$ -	\$ 500	\$ 68,974
<i>February</i>	The REP	\$ -	\$ 95,045	\$ -	\$ -	\$ 95,045
	705 Broadway Hotel				500	500
	Capital District Apartments				500	500
	45 Columbia Street Associates, LLC		35,000			-
	Lofts at Pine Hills	1,500				-
	TOTAL	\$ 1,500	\$ 130,045	\$ -	\$ 1,000	\$ 132,545
<i>March</i>	427 Washington Avenue	\$ -	\$ 26,000	\$ -	\$ -	\$ 26,000
	45 Columbia Street LLC		70,000			70,000
	39 Columbia Street		26,611			26,611
	TOTAL	\$ -	\$ 122,611	\$ -	\$ -	\$ 122,611
<i>April</i>	705 Broadway Hotel	\$ -	\$ 152,075	\$ -		\$ 152,075
						-
	TOTAL	\$ -	\$ 152,075	\$ -	\$ -	\$ 152,075
<i>May</i>	New Scotland Village	\$ -	\$ 397,800	\$ -	\$ -	\$ 397,800
						-
	TOTAL	\$ -	\$ 397,800	\$ -	\$ -	\$ 397,800
<i>June</i>		\$ -	\$ -	\$ -	\$ -	\$ -
						-
		\$ -	\$ -	\$ -	\$ -	\$ -

City of Albany IDA

Fee Detail by Month

February 2020

	Name	Application Fee	Agency Fee	Administration Fee	Modification Fee	TOTAL FEE
<i>July</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>August</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>September</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>October</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>November</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>December</i>		\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
	2020 TOTAL	\$ 1,500	\$ 871,005	\$ -	\$ 1,500	\$ 874,005

**RESOLUTION CONSENTING TO CHANGE IN MEMBERSHIP INTEREST
WEST MALL OFFICE CENTER LLC PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the “Agency”) was convened in public session at the offices of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on March 19, 2020 at 12:15 p.m., local time.

The meeting was called to order by the (Vice) Chair of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Tracy L. Metzger	Chair
Susan Pedo	Vice Chair
Hon. Darius Shahinfar	Treasurer
Lee E. Eck, Jr.	Secretary
Dominick Calsolaro	Member
Jahkeen Hoke	Member
Robert T. Schofield, Esq.	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Sarah Reginelli	Chief Executive Officer
Mark Opalka	Chief Financial Officer
Ashley Mohl	Director of Development, Capitalize Albany Corporation
Andrew Corcione	Senior Economic Developer II, Capitalize Albany Corporation
Michael Bohne	Communications & Marketing, Capitalize Albany Corporation
Virginia Rawlins	Economic Development Program Assistant, Capitalize Albany Corporation
Tammie Fanfa	Executive Assistant, Capitalize Albany Corporation
Amy Lavine, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 0320-

**RESOLUTION CONSENTING TO THE CHANGE IN MEMBERSHIP INTEREST IN
WEST MALL OFFICE CENTER LLC (THE “COMPANY”) IN CONNECTION WITH
THE WEST MALL OFFICE CENTER LLC PROJECT.**

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and

assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, and recreation facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, reconstruct, renovate and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, reconstructed, renovated and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on October 23, 2018 (the “Closing Date”), the Agency granted certain “financial assistance” within the meaning of the Act (the “Financial Assistance”) for the benefit of West Mall Office Center LLC (the “Company”) in connection with a project (the “Project”) being undertaken by the Agency consisting of the following: (A) (1) the acquisition of an interest in an approximately 10,716 square foot of land located at 4 Central Avenue in the City of Albany, Albany County, New York (tax map number 65.80-2-24 the “Land”), together with an existing approximately 41,893 square foot building located thereon (the “Facility”), (2) the reconstruction and renovation of the Facility, and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (the “Equipment”) (the Land, the Facility, and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be owned by the Company and operated as a multi-use facility including retail space and approximately 36-one bedroom apartments and any other directly and indirectly related activities and uses; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease of the Project Facility to the Company pursuant to the lease agreement dated as of October 1, 2018 (the “Lease Agreement”) by and between the Agency and the Company and

WHEREAS, by correspondence dated March 12, 2020 (the “Request”), which Request is attached hereto as Exhibit A, the Agency was informed that the Company intends to change membership interest in the Company; and

WHEREAS, the current membership interest is as follows: West Mall Office Center Member LLC with 99% interest (“Member”) and West Mall Office Center Manager LLC (“Manager”) with 1% interest; and

WHEREAS, pursuant to the Request, Member will be transferring interest to a trust (the “Transfer”); and

WHEREAS, pursuant to Section 8.4 of the Lease Agreement, consent of the Agency is needed for a change in membership interest in the Company; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations” and collectively with the SEQR Act, “SEQRA”), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to proceed with the Request; and

WHEREAS, pursuant to SEQRA, the Agency has examined the Request in order to make a determination as to whether the Request is subject to SEQRA, and it appears that the Request constitutes a Type II action under SEQRA;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Based upon an examination of the Request, the Agency hereby makes the following determinations: the Request constitutes a "Type II action" pursuant to 6 NYCRR 617.5(c)(26), and therefore that, pursuant to 6 NYCRR 617.6(a)(1)(i), the Agency has no further responsibilities under SEQRA with respect to the Request.

Section 2. The Agency hereby approves the Request and consents to the Transfer; subject in each case, however to the following conditions: (1) completion by Agency staff of the internal review of the Project; (2) confirmation that all real property taxes and payments in lieu of taxes required by the Project have been satisfied; (3) review of the Basic Documents (as defined in the Lease Agreement) with Agency staff and confirmation that the Company is in compliance with the terms and conditions contained in the Basic Documents; (4) approval by Special Counsel to the Agency of the form of the documents to be executed by the Agency in connection with the Request, if any; (5) receipt by the Agency of its administrative fee relating to the Request and all fees and expenses incurred by the Agency with respect to the Transfer, if any, including the fees and expenses incurred by Agency Counsel and Special Counsel with respect thereto; (6) execution and delivery of any amendments to provide for compliance with the Agency's current policies, including, but not limited to, the change in control policy; and (7) the following additional conditions: _____.

Section 3. Subject to the satisfaction of the conditions described in Section 2 hereof, the Chair (or Vice Chair) of the Agency is hereby authorized to execute and deliver any documents to the Company with respect to the Transfer, if needed, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the form thereof presented to this meeting, with such changes, variations, omissions and insertions as the Chair (or Vice Chair) shall approve, the execution thereof by the Chair (or Vice Chair) to constitute conclusive evidence of such approval.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Transfer, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of any documents with respect to the Transfer, if needed, binding upon the Agency.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Tracy L. Metzger	VOTING	_____
Susan Peto	VOTING	_____
Hon. Darius Shahinfar	VOTING	_____
Lee E. Eck, Jr.	VOTING	_____
Dominick Calsolaro	VOTING	_____
Jahkeen Hoke	VOTING	_____
Robert T. Schofield, Esq.	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned (Assistant) Secretary of City of Albany Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on March 19, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 19th day of March, 2020.

(Assistant) Secretary

(SEAL)

EXHIBIT A

REQUEST FROM MALL OFFICE CENTER LLC

- SEE ATTACHED -

Zeigler, Nadene

From: Nadine Shadlock <Nadine@nadineshadlock.com>
Sent: Thursday, March 12, 2020 12:53 PM
To: Zeigler, Nadene
Subject: FW: CAIDA/West Mall

External Email - Use Caution

Nadene,

It turns out the lender is willing to use the present LLC. But the client wants to modify with membership interests to have the Trust the principal member. Same LLC, no change in ownership. Does that require DA involvement? If not, all we need is the sign-off on the loan and the correction on the lease and memo of lease.

Please let me know.

Thanks!
Nadine

From: Philip Sharfstein <psharfstein@westermanllp.com>
Sent: Thursday, March 12, 2020 12:48 PM
To: Nadine Shadlock <Nadine@nadineshadlock.com>; Jeffrey Miller <Jmiller@westermanllp.com>
Cc: Roseanne Dwyer <rdwyer@westermanllp.com>
Subject: RE: CAIDA/West Mall

yes

From: Nadine Shadlock <Nadine@nadineshadlock.com>
Sent: Thursday, March 12, 2020 12:46 PM
To: Philip Sharfstein <psharfstein@westermanllp.com>; Jeffrey Miller <Jmiller@westermanllp.com>
Cc: Roseanne Dwyer <rdwyer@westermanllp.com>
Subject: RE: CAIDA/West Mall

External Sender

Are you saying it will remain in the existing LLC, but David will transfer his interest within the LLC to the trust? Change of member interest, but same LLC?

Please confirm.

Thanks!
Nadine

From: Philip Sharfstein <psharfstein@westermanllp.com>
Sent: Thursday, March 12, 2020 12:31 PM
To: Nadine Shadlock <Nadine@nadineshadlock.com>; Jeffrey Miller <Jmiller@westermanllp.com>

Cc: Roseanne Dwyer <rdwyer@westermanllp.com>

Subject: RE: CAIDA/West Mall

Nadine, I was advised this morning that title will remain in the existing LLC since the lender now wants to have a lien on 9 Sherman as well, but David wants to transfer his 99.9% interest to his trust (I believe that the .1% is already in David Stern Management LLC). Do we need IDA consent for that?

**WESTERMAN BALL EDERER
MILLER ZUCKER & SHARFSTEIN, LLP**

Philip Sharfstein, Esq.

Westerman Ball Ederer Miller Zucker & Sharfstein, LLP

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www.westermanllp.com

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From: Nadine Shadlock <Nadine@nadineshadlock.com>

Sent: Thursday, March 12, 2020 12:24 PM

To: Philip Sharfstein <pscharfstein@westermanllp.com>; Jeffrey Miller <jmiller@westermanllp.com>

Subject: FW: CAIDA/West Mall

External Sender

Philip/ Jeff,

Please see note below from IDA counsel, and please confirm for me if the grantee entity, West Mall LLC, is authorized to do business in NY.

Thank you.

Nadine

From: Zeigler, Nadene <NZeigler@hodgsonruss.com>

Sent: Thursday, March 12, 2020 12:02 PM

To: Nadine Shadlock <Nadine@nadineshadlock.com>

Subject: CAIDA/West Mall

Afternoon Nadine:

I am preparing the resolutions with respect to the above for the IDA's March 19 meeting. Could you provide me with evidence that West Mall LLC is authorized to do business in NYS?

**RESOLUTION AUTHORIZING RELEASE OF CERTAIN PARCELS
WEST MALL OFFICE CENTER LLC PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the “Agency”) was convened in public session at the offices of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on March 19, 2020 at 12:15 p.m., local time.

The meeting was called to order by the (Vice) Chair of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Tracy L. Metzger	Chair
Susan Pedo	Vice Chair
Hon. Darius Shahinfar	Treasurer
Lee E. Eck, Jr.	Secretary
Dominick Calsolaro	Member
Jahkeen Hoke	Member
Robert T. Schofield, Esq.	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Sarah Reginelli	Chief Executive Officer
Mark Opalka	Chief Financial Officer
Ashley Mohl	Director of Development, Capitalize Albany Corporation
Andrew Corcione	Senior Economic Developer II, Capitalize Albany Corporation
Michael Bohne	Communications & Marketing, Capitalize Albany Corporation
Virginia Rawlins	Economic Development Program Assistant, Capitalize Albany Corporation
Tammie Fanfa	Executive Assistant, Capitalize Albany Corporation
Amy Lavine, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 0320-

**RESOLUTION CONSENTING TO AND AUTHORIZING THE EXECUTION AND
DELIVERY OF CERTAIN DOCUMENTS WITH RESPECT TO THE RELEASE OF
CERTAIN PARCELS OF LAND FROM THE LEASE AGREEMENT AND OTHER
DOCUMENTS IN CONNECTION WITH THE WEST MALL OFFICE CENTER LLC
PROJECT.**

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 325 of the 1974 Laws of

New York, as amended, constituting Section 903-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, and recreation facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, reconstruct, renovate and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, reconstructed, renovated and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on October 23, 2018 (the "Closing Date"), the Agency granted certain "financial assistance" within the meaning of the Act (the "Financial Assistance") for the benefit of West Mall Office Center LLC (the "Company") in connection with a project (the "Project") being undertaken by the Agency consisting of the following: (A) (1) the acquisition of an interest in an approximately 10,716 square foot of land located at 4 Central Avenue in the City of Albany, Albany County, New York (tax map number 65.80-2-24 the "Land"), together with an existing approximately 41,893 square foot building located thereon (the "Facility"), (2) the reconstruction and renovation of the Facility, and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (the "Equipment") (the Land, the Facility, and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to be owned by the Company and operated as a multi-use facility including retail space and approximately 36-one bedroom apartments and any other directly and indirectly related activities and uses; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease of the Project Facility to the Company pursuant to the lease agreement dated as of October 1, 2018 (the "Lease Agreement") by and between the Agency and the Company and

WHEREAS, simultaneously with the execution and delivery of the Lease Agreement, (A) the Company executed and delivered to the Agency (1) a certain lease to agency dated as of October 1, 2018 (the "Lease to Agency") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company leased to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); and (2) a bill of sale dated as of October 1, 2018 (the "Bill of Sale to Agency"), which conveyed to the Agency all right, title and interest of the Company in the Equipment, (B) the Company and the Agency executed and delivered (1) a certain recapture agreement (the "Section 875 GML Recapture Agreement") by and between the Company and the Agency, required by the Act, regarding the recovery or recapture of certain sales and use taxes and (2) a certain uniform agency project agreement dated as of October 1, 2018 (the "Uniform Agency Project Agreement") relating to the granting of the Financial Assistance by the Agency to the Company; (C) the Agency executed and delivered to the Company a sales tax exemption letter (the "Sales Tax Exemption Letter") to ensure the granting of the sales tax exemption which forms a part of the Financial Assistance and (D) the Agency filed with the New York State Department of Taxation and Finance the form entitled "IDA Appointment of Project Operator or Agent for Sales Tax Purposes" (the form required to be filed pursuant to Section 874(9) of the Act) (the "Thirty-Day Sales Tax Report") (the above enumerated documents being collectively referred to as the "Basic Documents"); and

WHEREAS, in order to finance a portion of the costs of the Project, the Company obtained (A) a loan in the principal sum of up to \$1,300,000 (the "Loan") from TBG Funding LLC (the "Lender"), which Loan was secured by (a) a mortgage and security agreement dated as of the date of the closing on the Loan (the "Mortgage") from the Agency and the Company to the Lender and (b) an assignment of leases and rents dated as of the date of the closing of the Loan (the "Assignment of Rents") from the Agency and the Company to the Lender and (B) a loan in the principal sum of up to \$1,600,000 (the "Building Loan") from the Lender, which Building Loan was secured by (a) a building loan mortgage and security agreement dated as of the date of the closing on the Building Loan (the "Building Loan Mortgage") from the Agency and the Company to the Lender and (b) an assignment of leases and rents dated as of the date of the closing of the Building Loan (the "Building Loan Assignment of Rents") from the Agency and the Company to the Lender; and

WHEREAS, by correspondence dated March 4, 2020 (the "Request"), which Request is attached hereto as Exhibit A, the Agency was informed that the land description in the Basic Documents contain land that should not be a part of the Project (the "Release Parcels") and, therefore, would like the Agency to release the Release Parcels from the Basic Documents; and

WHEREAS, pursuant to Section 9.3 of the Lease Agreement, the consent of the Agency is required prior to the release of the Release Parcel from the Project Facility (the "Release"); and

WHEREAS, pursuant to the Mortgage and the Assignment of Rents, the Release is subject to the release by the Lender (the "Lender Release"); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act"), and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations", and collectively with the SEQR Act, "SEQRA"), it appears that the Release is not an "Action" under SEQRA and therefore is not subject to a SEQRA review by the Agency;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Pursuant to SEQRA, the Release is not an "Action" under SEQRA and therefore is not subject to SEQRA review by the Agency.

Section 2. At the request of the Company, the Agency hereby consents to the Release and the execution of any documents necessary to effectuate the Release and the modification of the Basic Documents in connection therewith (collectively, the "Release Documents"); provided, however, that such consent is contingent upon (A) approval by Special Agency Counsel to the forms of the Release Documents (including, if required, the inclusion of any other land to the Mortgage to replace the Release Parcels), (B) review of the Basic Documents with Agency Staff and confirmation that the Company is in compliance with the terms and conditions contained in the Basic Documents, (C) executed copy of the Lender Release, if needed, (D) evidence satisfactory to the Agency that all taxes and other local fees and assessments relating to the Release Parcels and the Project, if any, have been paid by the Company, (E) the payment by the Company of the administrative fee of the Agency, if any, and all other fees and expenses of the Agency in connection with the delivery of the Release Documents, including the fees of Special Agency Counsel, and (F) execution and delivery of any amendments to provide for compliance with the Agency's current policies, including, but not limited to, the change in control policy; and (G) the following additional conditions: _____.

Section 3. Subject to the satisfaction of the conditions described in Section 2 hereof, the Chair (or Vice Chair) of the Agency is hereby authorized to execute and deliver the Release Documents and the modified Basic Documents to reflect the Release, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the form thereof presented to this meeting, with such changes, variations, omissions and insertions as the Chair (or Vice Chair) shall approve, the execution thereof by the Chair (or Vice Chair) to constitute conclusive evidence of such approval.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Release, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of any Release Documents, binding upon the Agency.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Tracy L. Metzger	VOTING	_____
Susan Peto	VOTING	_____
Hon. Darius Shahinfar	VOTING	_____
Lee E. Eck, Jr.	VOTING	_____
Dominick Calsolaro	VOTING	_____
Jahkeen Hoke	VOTING	_____
Robert T. Schofield, Esq.	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

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

I, the undersigned (Assistant) Secretary of City of Albany Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on March 19, 2020 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 19th day of March, 2020.

(Assistant) Secretary

(SEAL)

EXHIBIT A

REQUEST FROM MALL OFFICE CENTER LLC

- SEE ATTACHED -

Zeigler, Nadene

From: Nadine Shadlock <Nadine@nadineshadlock.com>
Sent: Wednesday, March 4, 2020 8:58 PM
To: Andrew Corcione (acorcione@capitalizealbany.com)
Cc: Zeigler, Nadene
Subject: 4 Central Avenue. Letter. Shemano to Tracy Metzger. CAIDA.
Attachments: Letter. Shemano to Tracy Metzger. CAIDA. 03.04.20.pdf

External Email - Use Caution

Andy,

Good afternoon. A note to follow-up on our recent conversations regarding 4 Central Avenue. Attached please find a letter from David Shemano, managing member of West Mall Office Center LLC, the fee owner of 4 Central Avenue.

As explained in this letter, IDA consent is sought to the transfer of 4 Central Avenue to a single purpose entity which is owned and controlled by Mr. Shemano and his trust, the request is also made that the IDA agree to join in the execution of the documents necessary to consummate financing for this property.

Consistent with my recent call with Andy on topic of rent up of this property, while the project still awaits its final certificate of occupancy, several residential units are rented, with a commercial/ retail space also committed. The interest is strong and prospects positive for the project.

Additionally, as recently discussed with Nadene, in the course of review of title for the financing. I noted that reference was made to the Schedule A of the Memorandum of Underlying Lease, as containing lands in addition to 4 Central Ave. As we know the IDA application only involved this single property. I am writing to request, that a corrective instrument be filed limiting the description to this single property.

It is my understanding this matter will be on the IDA Agenda for March 19, 2020 at 12:15PM, at which time I will be present representing this project.

Thank you for your courtesy and attention to this matter.

Nadine

Nadine Feiden Shadlock, Esq.
Law Office of Nadine F. Shadlock
518-432-3310
Cell 518-281-6977
nadine@nadineshadlock.com
nadineshadlock.com
NYS Certified Women Owned Business Enterprise
NYC Certified WBE - NYSUCP DBE - SBA WOSB
SBA HUB Zone Certified SBC
Real Estate – Development – Finance – Affordable Housing

***CITY OF ALBANY
INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE
CITY OF ALBANY
FINANCIAL STATEMENTS
DECEMBER 31, 2019 AND 2018***

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditors' Report	1-2
Management's Discussion And Analysis	3-7
Statements Of Net Position	8
Statements Of Revenues, Expenses, And Changes In Fund Net Position	9
Statements Of Cash Flows	10
Notes To Financial Statements	11-15
	<u>Schedule Number</u>
<u>REQUIRED SUPPLEMENTARY INFORMATION</u>	
Schedule Of Revenues And Expenses - Budget (Non-GAAP Basis) And Actual	I
Report On Internal Control Over Financial Reporting And On Compliance And Other Matters Based On An Audit Of Financial Statements Performed In Accordance With <i>Government Auditing Standards</i>	

The Chairman and Board of Directors
City of Albany Industrial Development Agency,
a Component Unit of the City of Albany
21 Lodge Street
Albany, New York 12207

Independent Auditors' Report

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the business-type activities of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany (the "Agency"), as of and for the years ended December 31, 2019 and 2018, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The Agency's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Agency's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the business-type activities of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany, as of December 31, 2019 and 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison information on pages 3 through 7 and Schedule I be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March __, 2020 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Albany, New York
March __, 2020

City of Albany Industrial Development Agency, a Component Unit of the City of Albany

Management's Discussion and Analysis

The following Management's Discussion and Analysis (MD&A) of the City of Albany Industrial Development Agency's (CAIDA or Agency) activities and financial performance is offered as an introduction and overview of the financial statements of CAIDA for the fiscal years ended December 31, 2019 and 2018. Following this MD&A are the basic financial statements of CAIDA together with the notes thereto which are essential to a full understanding of the data contained in the financial statements. In addition to the notes, this section also presents certain supplementary information to assist with the understanding of CAIDA's financial operations.

OPERATION SUMMARY

The City of Albany Industrial Development Agency's mission is to encourage investment and job creation/retention within the City of Albany. To do this, the Agency extends conduit tax-exempt and taxable bond issuance, mortgage recording, sales, and real-property tax abatements to offset or finance construction, rehabilitation, and equipping costs for eligible projects.

The CAIDA participates in a project by taking title to or a leasehold interest in the real property and/or equipment of the project using the proceeds of bonds sold by CAIDA. By separate agreement, the private firm leases the facilities from the CAIDA. Lease payments are usually equal to the debt service obligations of the issued bonds. The CAIDA does not provide credit enhancement and issues bonds on a non-recourse basis.

Through a professional services agreement, the Capitalize Albany Corporation (CAC), an independent, not-for-profit economic development corporation provides staffing and administrative support to CAIDA. Staff meets with prospective developers to discuss the specifics of a particular project or development and makes recommendations about appropriate economic development programs as well as other project related issues. If CAIDA is an appropriate route, the applicant will complete and submit an application that outlines certain information and data, including anticipated level of job creation and retention that the project will generate. The application is reviewed by staff and counsel to determine project qualification and address other due diligence issues. The seven-member CAIDA Board meets monthly or as necessary to consider project applications focusing on the "public benefits" related to the proposed project, other economic impacts and benefits on the local economy, and the anticipated employment impact. As part of the review process, the CAIDA members also consider potential costs to the local community of the project, including the loss of potential tax revenue. Each project is also required to provide an inducement resolution that specifically states how the project meets the statutory definitions of eligibility. The Agency convenes a public hearing for all projects that requests financial incentives greater than \$100,000 in value.

FINANCIAL OPERATIONS HIGHLIGHTS

The chart below provides a condensed summary of revenues and expenses for the years December 31, 2019 and 2018:

	<u>2019</u>	<u>2018</u>
Total revenues, gains, and other support	\$1,679,658	\$1,402,364
Total expenses	<u>799,162</u>	<u>753,661</u>
Excess Of Revenues Over Expenses	<u>\$ 880,496</u>	<u>\$ 648,703</u>

**City of Albany Industrial Development Agency,
a Component Unit of the City of Albany**

Management's Discussion and Analysis

FINANCIAL OPERATIONS HIGHLIGHTS (CONTINUED)

Agency revenues are predominantly derived from a 1% administrative fee paid by applicants for projects that close with a PILOT and a ½% administrative fee for all other projects that close within a given year. As a result, revenues will fluctuate from year to year based on the level of project activity. The following projects that closed in 2019 and paid an administrative fee to the Agency were as follows:

Laughlin Dawn, LLC

This project, located on Sandidge Way, consists of the construction of approximately 6.5 acre site into residential apartments units in seven buildings. There will be a clubhouse and office in a portion of one building, common areas and parking for 343 cars. When completed this project will have 95 units of one-bedroom apartments and 78 units of two-bedroom apartments. This approximately \$51.7 million project will create an estimated 7 permanent jobs and 165 construction jobs.

16 Sheridan Avenue, LLC

This project consists of the renovation of an approximately 112,000 SF vacant office building located in Downtown Albany. When completed this project will have 132 market rate apartments as well as approximately 3,500 SF of restaurant and retail commercial space. This approximately \$21.6 million project will create an estimated 12 permanent jobs and 130 construction jobs.

Morris Place, LLC

This project consists of the acquisition and demolition of existing, blighted apartment building located at 105 Morris Street. A five-story complex will be constructed with indoor parking for approximately 16 cars on the first floor and four floors of apartments above. When completed this market-rate project will have five units of one-bedroom apartments, one two-bedroom apartment, and one studio apartment. This approximately \$5.4 million project will create an estimated 2 permanent jobs and 40 construction jobs.

Mukura Inc.

This project consists of the construction of an approximately 60,000 SF, 4-story hotel located at 351 Southern Boulevard. When completed this hotel will consist of 106 hotel rooms with an indoor pool, fitness room, and a bar/lounge. This approximately \$13.3 million project will create an estimated 25 permanent jobs and 100 construction jobs.

705 Broadway Hotel, LLC

This project consists of the construction of an approximately 84,525 SF, eight-story hotel. When completed this hotel will consist of 132 hotel rooms with a pool, fitness room, and guest dining areas. This approximately \$30.4 million project will create an estimated 25 permanent jobs and 100 construction jobs.

76 North Pearl, LLC

This project consists of the renovation of an approximately 192,000 SF vacant office building located in Downtown Albany. When completed this project will have 123 market rate apartments as well as approximately 36,000 SF of restaurant and retail commercial space. This approximately \$36.1 million project will create an estimated 24 permanent jobs and 113 construction jobs.

**City of Albany Industrial Development Agency,
a Component Unit of the City of Albany**

Management's Discussion and Analysis

FINANCIAL OPERATIONS HIGHLIGHTS (CONTINUED)

Harmony Mills South, LLC

This project consists of converting the upper 11 stories of 90 State Street from commercial space into residential units. Post conversion this project will retain a portion of the office and commercial space. When completed this project will consist of 22 two-bedroom, 88 one-bedroom, and 44-studio market rate apartments. This approximately \$23.1 million project will retain an estimated 4 jobs; create 1 permanent job and 89 construction jobs.

TRPS2, LLC

This project consists of the revitalization of four vacant parcels located at 74 - 86 Dana Avenue in the Park South neighborhood. This project will construct of an approximately 45,000 SF four story market rate apartment building. When completed this project will consist of 36 market rate one-bedroom units. This approximately \$5.6 million projected will create 1 permanent job and 160 construction jobs.

A condensed summary of CAIDA's net assets at December 31, 2019 and 2018 is shown below:

	<u>2019</u>	<u>2018</u>
<u>Assets</u>		
Cash and Cash Equivalents	\$3,346,399	\$2,491,380
Accounts Receivable	69,974	13,211
Prepaid Expenses	1,000	-
Mortgage Notes Receivable	<u>131,970</u>	<u>131,970</u>
TOTAL ASSETS	<u>\$3,549,343</u>	<u>\$2,636,561</u>
<u>Liabilities and Net Assets</u>		
Accounts Payable	\$ 42,999	\$ 27,713
Accrued Expenses	17,000	-
Mortgage Notes Payable	<u>131,970</u>	<u>131,970</u>
Total Liabilities	191,969	159,683
Net Assets	<u>3,357,374</u>	<u>2,476,878</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$3,549,343</u>	<u>\$2,636,561</u>

**City of Albany Industrial Development Agency,
a Component Unit of the City of Albany**

Management's Discussion and Analysis

FUTURE OPERATIONS

As of December 31, 2019, the following projects have been approved by the CAIDA Board and are expected to close in 2020:

theREP, LLC

This project consists of the renovation of 251 North Pearl Street into a 300 seat Performing Arts Theater equipped with a box office, café, 70 seat black box theater, costume shop and administrative offices. This approximately \$9.5 million project will retain an estimated 25 jobs, create an estimated 6 permanent jobs and create an estimated 69 construction jobs.

39 Columbia Street Assoc., LLC

This project consists of the renovation of an approximately 60,000 SF vacant office building located in Downtown Albany. When completed this project will have 39 market rate apartments as well as approximately 15,000 SF of restaurant and retail commercial space. This approximately \$5.3 million project will create an estimated 50 permanent jobs and 39 construction jobs.

45 Columbia Street Assoc., LLC

This projects consists of the renovation of an approximately 78,000 SF parking garage located in Downtown Albany and convert the property into both a parking garage and market rate apartments. When completed this project will have 27 market rate apartments as well 125 parking spaces. This approximately \$7 million project will create an estimated 1 permanent job and 20 construction jobs.

427 Washington Avenue , LLC

This project consists of the construction of approximately 16,900 SF, 3 ½ story residential apartment building. When completed this project will have 16 units consisting of 4 units of one-bedroom apartments and 12 units of two-bedroom apartments as well as seven off street parking spots. This approximately \$2.6 million project will create an estimated 85 construction jobs.

FINANCIAL STATEMENTS

CAIDA's financial statements are prepared on an accrual basis in accordance with U.S. generally accepted accounting principles promulgated by the *Government Accounting Standards Board (GASB)*. CAIDA is a public benefit corporation created by State legislation and is a component unit of the City of Albany. CAIDA follows enterprise fund accounting; accordingly, the financial statements are presented using the economic resources management focus. These financial statements are presented in a manner similar to a private business.

**City of Albany Industrial Development Agency,
a Component Unit of the City of Albany**

Management's Discussion and Analysis

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of CAIDA's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed in writing to:

City of Albany Industrial Development Agency
Attention: Chief Financial Officer & Assistant Treasurer
21 Lodge Street
Albany, New York 12207

DRAFT

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY**

Statements Of Net Position

December 31

	<u>2019</u>	<u>2018</u>
<u>Assets</u>		
Current assets:		
Cash and cash equivalents	\$ 3,346,399	\$ 2,491,380
Accounts receivable (Note 4)	69,974	13,211
Prepaid expenses	<u>1,000</u>	<u>-</u>
Total current assets	3,417,373	2,504,591
Mortgage notes receivable (Note 2)	<u>131,970</u>	<u>131,970</u>
Total Assets	<u><u>\$ 3,549,343</u></u>	<u><u>\$ 2,636,561</u></u>
<u>Liabilities And Net Position</u>		
Current liabilities:		
Accounts payable	\$ 42,999	\$ 27,713
Accrued expenses	<u>17,000</u>	<u>-</u>
Total current liabilities	59,999	27,713
Mortgage payable (Note 3)	<u>131,970</u>	<u>131,970</u>
Total liabilities	191,969	159,683
Net position - unrestricted	<u>3,357,374</u>	<u>2,476,878</u>
Total Liabilities And Net Position	<u><u>\$ 3,549,343</u></u>	<u><u>\$ 2,636,561</u></u>

The accompanying notes are an integral part of these financial statements

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY**

Statements Of Revenues, Expenses, And Changes In Fund Net Position

For The Years Ended December 31

	<u>2019</u>	<u>2018</u>
Operating revenues:		
Agency fees	\$ 1,652,934	\$ 1,389,964
Total operating revenues	<u>1,652,934</u>	<u>1,389,964</u>
Operating expenses:		
Professional services	469,727	428,223
Economic development support	250,000	250,000
Other miscellaneous	<u>7,981</u>	<u>4,979</u>
Total operating expenses	<u>727,708</u>	<u>683,202</u>
Operating income	<u>925,226</u>	<u>706,762</u>
Non-operating revenues:		
Interest income	<u>26,724</u>	<u>12,400</u>
Total non-operating revenues	<u>26,724</u>	<u>12,400</u>
Non-operating expenses:		
Lease expenses (Note 6)	<u>71,454</u>	<u>70,459</u>
Total non-operating expenses	<u>71,454</u>	<u>70,459</u>
Net income	880,496	648,703
Net position - beginning	<u>2,476,878</u>	<u>1,828,175</u>
Net Position - Ending	<u><u>\$ 3,357,374</u></u>	<u><u>\$ 2,476,878</u></u>

The accompanying notes are an integral part of these financial statements

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY**

Statements Of Cash Flows

For The Years Ended December 31

	<u>2019</u>	<u>2018</u>
Cash flows from (for) operating activities:		
Receipts from fees	\$ 1,622,698	\$ 1,424,364
Payments for economic development support	(250,000)	(250,000)
Payments for professional services	(454,254)	(489,926)
Payments for other expenses	(7,982)	(5,121)
Net cash provided by operating activities	<u>910,462</u>	<u>679,317</u>
Cash flows for investing activities:		
Interest	26,724	12,400
Lease expenses	(82,167)	(74,460)
Net cash used by investing activities	<u>(55,443)</u>	<u>(62,060)</u>
Net increase in cash and cash equivalents	855,019	617,257
Balances - beginning of year	<u>2,491,380</u>	<u>1,874,123</u>
Balances - End Of Year	<u>\$ 3,346,399</u>	<u>\$ 2,491,380</u>
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	\$ 925,226	\$ 706,762
Adjustments to reconcile operating income (loss) to net cash provided by (used by) operating activities:		
Changes in assets and liabilities:		
Prepaid expenses	(1,000)	-
Accounts receivable	(56,763)	38,067
Accounts payable	<u>42,999</u>	<u>(65,512)</u>
Net Cash Provided By Operating Activities	<u>\$ 910,462</u>	<u>\$ 679,317</u>

The accompanying notes are an integral part of these financial statements

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY**

Notes To Financial Statements

Note 1: Organization And Summary Of Significant Accounting Policies

Organization

The City of Albany Industrial Development Agency (the "Agency"), a public benefit corporation created by State legislation, is a component unit of the City of Albany, New York, and commenced operations on May 13, 1974. The Agency's purpose is to promote the advancement of job opportunities, health, general prosperity, and economic welfare of the people of the State of New York, to attract commerce and industry, and to retain areas adaptable for commercial and/or industrial purposes. Additionally, the Agency's purpose is to promote, develop, encourage, and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping, and furnishing of industrial, manufacturing, warehousing, commercial, and research facilities. The Agency also has the power to acquire, construct, reconstruct, lease, sell, improve, maintain, equip, or furnish certain properties and facilities. The members of the Agency are appointed by the City of Albany's Common Council. Agency members have complete responsibility for management of the Agency and accountability for fiscal matters.

Summary of significant accounting policies

(a) Basis of presentation

The Agency utilizes the accrual basis of accounting, wherein revenue is recognized when earned and expenses are recognized when incurred. The accompanying financial statements of the Agency have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) for governments as prescribed by the *Government Accounting Standards Board (GASB)*, which is the primary standard setting body for establishing governmental accounting and financial principles.

(b) Cash and cash equivalents

The Agency's investment policies are governed by State statutes. The Agency's funds must be deposited in FDIC insured commercial banks or trust companies located within the State. The Agency is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and obligations of New York State or its localities.

Collateral is required for demand deposits and certificates of deposit for all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities and school districts.

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY**

Notes To Financial Statements

Note 1: Organization And Summary Of Significant Accounting Policies (Continued)

(b) Cash and cash equivalents (continued)

At December 31, 2019, the carrying amount of the Agency's deposits, including cash and a money market account, was \$3,361,084. The insured and collateral status of the year end bank balances are as follows:

Status of bank balances:

Collateralized with securities held by a third party for the benefit of the

Agency pursuant to a third party custodian agreement

\$ 3,173,307

Covered by federal deposit insurance

250,000

Total Bank Balances

\$ 3,423,307

(c) Statement of cash flows and cash equivalents

The Agency follows accounting principles generally accepted in the United States of America, which requires the reporting of cash flows under the direct method of cash flow reporting. For purposes of the statements of cash flows, the Agency considers all highly liquid debt instruments with original maturities of three months or less to be cash equivalents in accordance with accounting principles generally accepted in the United States of America.

(d) Mortgage notes and accounts receivable

Substantially all of the mortgage notes and accounts receivable are considered collectible. Accordingly, no allowance for doubtful accounts is required.

(e) Property and equipment

The Agency capitalizes all expenditures for property and equipment in excess of \$1,000. There were no additions of property and equipment during the year.

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY**

Notes To Financial Statements

Note 1: Organization And Summary Of Significant Accounting Policies (Continued)

(f) Industrial Development Revenue Bonds

The Agency may issue Industrial Development Revenue Bonds. The Bonds are special obligations of the Agency, payable solely from revenue derived from the leasing, sale, or other disposition of a project. As explained more fully in Note 5, there is no liability to the Agency; therefore, the obligations are not accounted for in the accounts of the Agency.

Operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the Agency. Exchange transactions are those in which each party receives and gives up essentially equal value. Non-operating revenues, such as investment earnings, result from non-exchange transactions.

(g) Income taxes

The Agency is exempt from federal, state, and local income taxes.

(h) Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. The application of these accounting principles involves the exercise of judgment and use of assumptions as to future uncertainties and, as a result, actual results could differ from these estimates. The Agency periodically evaluates estimates and assumptions used in the preparation of the financial statements and makes changes on a prospective basis when adjustments are necessary.

(i) Presentation

Certain reclassifications, when applicable, are made to the prior year financial statement presentation to correspond to the current year's format. Reclassifications, when made, have no effect on net position or net income.

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY**

Notes To Financial Statements

Note 2: Mortgage Notes Receivable

The Agency's mortgage notes receivable comprise loans which are recorded at cost. Repayment terms and interest vary with each borrower.

Note 3: Mortgage Payable

The Agency has entered into a loan agreement with the City of Albany. The proceeds are loaned, in turn, to the eligible mortgagor. Loan repayment maturities vary by loan and are collateralized by mortgage notes receivable.

At December 31, 2019 and 2018, long-term debt was \$131,970 for each year, and matures on December 23, 2022.

Note 4: Related Party Transactions

The Agency shares a common board of directors with the City of Albany Capital Resource Corporation, a Component Unit of the City of Albany. The Agency received \$26,527 and \$6,333 for the years ended December 31, 2019 and 2018, based on the terms of a contract for services agreement. At December 31, 2019 and 2018, \$-0- and \$6,333 was included as accounts receivable on the statements of net position.

Note 5: Industrial Development Revenue Bond Transactions

Industrial Development Revenue Bonds issued by the Agency are secured by property which is leased to private companies. The debt is retired by the lease payments. The bonds are not obligations of New York State, the City of Albany, and are not general obligations of the Agency. Accordingly, the Agency does not record related activity in its accounts. The Agency acts as a financing conduit. For providing this service, the Agency receives an administrative fee. Such administrative fee income is recognized immediately upon issuance of bonds. Industrial Development Revenue Bonds outstanding as of December 31, 2019 total \$108,035,314.

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY**

Notes To Financial Statements

Note 6: Sublease Agreement

The Agency had an agreement with the New Covenant Charter School (the "Charter School") to lease a portion of the Charter School's building as a community center. The Agency paid the Community Center's share of all operating and maintenance expenses, fees, and charges. The annual costs of this lease were \$71,454 and \$70,459 for the years ended December 31, 2019 and 2018, respectively. The original agreement was effective through November 30, 2009.

In June 2010, the Charter School closed and ownership rights reverted back to the bondholders. The Agency's obligation under the lease continues despite the closing of the Charter School. Under a revised agreement, the Agency was required to pay 80% of all operating and maintenance expenses, fees, and charges until the Charter School building was purchased.

During the fourth quarter of 2013, the building was leased to the Albany City School District. In connection with the lease with the Albany City School District, the Agency's obligation under the lease will continue with respect to sharing of operating and maintenance expenses, fees, and charges.

REQUIRED SUPPLEMENTARY INFORMATION

DRAFT

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY**

Required Supplementary Information
Schedule Of Revenues And Expenses - Budget
(Non-GAAP Basis) And Actual

For The Year Ended December 31, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Agency fees	\$ 981,403	\$ 1,652,934	\$ 671,531
Interest income	<u>11,595</u>	<u>26,724</u>	<u>15,129</u>
Total revenues	<u>992,998</u>	<u>1,679,658</u>	<u>686,660</u>
Expenses:			
Management contracts	394,228	367,701	26,527
Economic development support	250,000	250,000	-
Sub-lease AHCC	75,000	71,454	3,546
Agency counsel	42,000	42,000	-
Strategic activity	30,000	-	30,000
Legal expenses	20,000	17,463	2,537
Website maintenance	10,000	-	10,000
Audits/accounting	7,000	7,000	-
Other miscellaneous	6,600	7,981	(1,381)
Insurance	1,700	1,564	136
Professional service other	<u>-</u>	<u>33,999</u>	<u>(33,999)</u>
Total expenses	<u>836,528</u>	<u>799,162</u>	<u>37,366</u>
Excess Of Revenues Over Expenses	<u>\$ 156,470</u>	<u>\$ 880,496</u>	<u>\$ 724,026</u>

See paragraph on supplementary schedules in independent auditors' report

**Report On Internal Control Over Financial Reporting And
On Compliance And Other Matters Based On An Audit Of
Financial Statements Performed In Accordance With
*Government Auditing Standards***

The Chairman and Board of Directors
City of Albany Industrial Development Agency,
a Component Unit of the City of Albany
21 Lodge Street
Albany, New York 12207

Independent Auditors' Report

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the business-type activities of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany (the "Agency") as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements and have issued our report thereon dated March __, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Agency's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Albany, New York
March __, 2020

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

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	www.albanyida.com
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.albanyida.com
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	www.albanyida.com
6.	Are any Authority staff also employed by another government agency?	No	
7.	Does the Authority have Claw Back agreements?	Yes	N/A
8.	Has the Authority posted their mission statement to their website?	Yes	www.albanyida.com
9.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.albanyida.com

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.albanyida.com
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		www.albanyida.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.albanyida.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.albanyida.com
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	No	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	www.albanyida.com

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

Board of Directors Listing

Name	Calsolaro, Dominick	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/20/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Eck, Lee	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/10/2013	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

Name	Hoke, Jahkeen	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/8/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Metzger, Tracy	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	N/A
Term Start Date	12/20/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

Name	Pedo, Susan	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/21/2007	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Schofield, Robert	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	8/29/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Name	Shahinfar, Darius	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/11/2013	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	No

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Opalka, Mark	CFO	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Reginelli, Sarah	CEO	Executive				PT	Yes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/06/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Benefit Information

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

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Calsolaro, Dominick	Board of Directors												X	
Eck, Lee	Board of Directors												X	
Hoke, Jahkeen	Board of Directors												X	
Metzger, Tracy	Board of Directors												X	
Pedo, Susan	Board of Directors												X	
Schofield, Robert	Board of Directors												X	
Shahinfar, Darius	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
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Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/06/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Subsidiary/Component Unit Verification

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

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

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

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$3,346,399.00
	Investments		\$0.00
	Receivables, net		\$69,974.00
	Other assets		\$0.00
	Total Current Assets		\$3,416,373.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$131,970.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	Total Noncurrent Assets		\$131,970.00
Total Assets			\$3,548,343.00
Liabilities			
Current Liabilities			
	Accounts payable		\$58,999.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$58,999.00
Noncurrent Liabilities			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$131,970.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$131,970.00
Total Liabilities			\$190,969.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$3,357,374.00
	Total Net Assets		\$3,357,374.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$1,559,461.00
	Rental & financing income		\$0.00
	Other operating revenues		\$120,000.00
	Total Operating Revenue		\$1,679,461.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$494,690.00
	Supplies and materials		\$0.00
	Depreciation & amortization		\$0.00
	Other operating expenses		\$9,544.00
	Total Operating Expenses		\$504,234.00
Operating Income (Loss)			\$1,175,227.00
Nonoperating Revenues			
	Investment earnings		\$26,724.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/06/2020
 Status: UNSUBMITTED
 Certified Date: N/A

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$26,724.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$250,000.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$71,455.00
	Total Nonoperating Expenses		\$321,455.00
	Income (Loss) Before Contributions		\$880,496.00
Capital Contributions			\$0.00
Change in net assets			\$880,496.00
Net assets (deficit) beginning of year			\$2,476,878.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$3,357,374.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

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?	

New Debt Issuances

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/06/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	108,035,314.96	0.00	43,112,297.00	64,923,017.96
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	108,035,314.96	0.00	43,112,297.00	64,923,017.96

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

Real Property Acquisition/Disposal List

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

Personal Property

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/06/2020
 Status: UNSUBMITTED
 Certified Date: N/A

Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	www.albanyida.com
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	www.albanyida.com
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 02A				
Project Type	Lease	State Sales Tax Exemption		\$27,096.59	
Project Name	1 Stueben Place, LLC	Local Sales Tax Exemption		\$27,096.59	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	0101 20 02	School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$134,970.00	
Total Project Amount	\$0.00	Total Exemptions		\$189,163.18	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit		Local PILOT		\$0.00	\$0.00
Date Project approved	5/16/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	9/30/2019	Net Exemptions		\$189,163.18	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Project cost information entered in project id 0101 20 02A (76 North Pearl Street)				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1 Steuben Place	Original Estimate of Jobs to be Created		11.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		47,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		23,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		113.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	1 Steuben Place, LLC				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	132 State Street Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,840.29	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,229.49	
Original Project Code		School Property Tax Exemption	\$15,622.30	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,351,500.00	Total Exemptions	\$24,692.08	
Benefited Project Amount	\$2,351,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$357.48	\$357.48
Not For Profit	No	Local PILOT	\$1,404.33	\$1,404.33
Date Project approved	1/23/2014	School District PILOT	\$3,034.63	\$3,034.63
Did IDA took Title to Property	Yes	Total PILOT	\$4,796.44	\$4,796.44
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$19,895.64	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	17.00	
Address Line1	132 State Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	17.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-3.00	
Applicant Name	132 State Street Properties LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	136 State Street Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,561.67	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,063.43	
Original Project Code		School Property Tax Exemption	\$21,746.19	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,590,500.00	Total Exemptions	\$34,371.29	
Benefited Project Amount	\$3,590,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$357.48	\$357.48
Not For Profit	No	Local PILOT	\$1,404.33	\$1,404.33
Date Project approved	1/23/2014	School District PILOT	\$3,034.63	\$3,034.63
Did IDA took Title to Property	Yes	Total PILOT	\$4,796.44	\$4,796.44
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$29,574.85	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	Conversion			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	134 - 136 State Street	Original Estimate of Jobs to be Created	40.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	41.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	41.00	
Applicant Name	136 State Street Properties LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 17 03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	1385 Washington Avenue Associates	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$17,873.80	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$70,216.50	
Original Project Code		School Property Tax Exemption		\$364,156.08	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$30,535,000.00	Total Exemptions		\$452,246.38	
Benefited Project Amount	\$30,535,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$5,362.14	\$5,362.14
Not For Profit	No	Local PILOT		\$21,064.95	\$21,064.95
Date Project approved	4/1/2017	School District PILOT		\$45,519.51	\$45,519.51
Did IDA took Title to Property	Yes	Total PILOT		\$71,946.60	\$71,946.60
Date IDA Took Title to Property	10/31/2009	Net Exemptions		\$380,299.78	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Under Construction in 2018				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	1385 Washington Avenue	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	43,965.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	7.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	4.00		
Applicant Name	1385 Washington Avenue Associates				
Address Line1	2711 Centerville Road	Project Status			
Address Line2					
City	WILMINGTON	Current Year Is Last Year for Reporting			
State	DE	There is no Debt Outstanding for this Project			
Zip - Plus4	19808	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	140 State Street Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,406.53	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,453.95	
Original Project Code		School Property Tax Exemption	\$20,429.16	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,305,500.00	Total Exemptions	\$32,289.64	
Benefited Project Amount	\$1,305,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$357.48	\$357.48
Not For Profit	No	Local PILOT	\$1,404.33	\$1,404.33
Date Project approved	1/23/2014	School District PILOT	\$3,034.63	\$3,034.63
Did IDA took Title to Property	Yes	Total PILOT	\$4,796.44	\$4,796.44
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$27,493.20	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes	Conversion			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	140 State Street	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.50	
Applicant Name	140 State Street Properties LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	144 State Street LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$127,863.41	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$502,306.37	
Original Project Code		School Property Tax Exemption	\$1,085,440.03	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$46,960,257.00	Total Exemptions	\$1,715,609.81	
Benefited Project Amount	\$46,960,257.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,574.76	\$3,574.76
Not For Profit	No	Local PILOT	\$14,043.30	\$14,043.30
Date Project approved	1/23/2014	School District PILOT	\$30,346.34	\$30,346.34
Did IDA took Title to Property	Yes	Total PILOT	\$47,964.40	\$47,964.40
Date IDA Took Title to Property	3/18/2014	Net Exemptions	\$1,667,645.41	
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes	Conversion			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	144 State Street	Original Estimate of Jobs to be Created	162.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	11,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	104.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	104.00	
Applicant Name	144 State Street LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 06			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	1475 Washington Avenue Associates LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$47,544.29	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$186,775.89	
Original Project Code		School Property Tax Exemption	\$403,606.32	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$27,500,000.00	Total Exemptions	\$637,926.50	
Benefited Project Amount	\$27,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$14,647.75	\$14,647.75
Not For Profit	No	Local PILOT	\$57,543.12	\$57,543.12
Date Project approved	3/19/2015	School District PILOT	\$125,964.62	\$125,964.62
Did IDA took Title to Property	Yes	Total PILOT	\$198,155.49	\$198,155.49
Date IDA Took Title to Property	9/2/2015	Net Exemptions	\$439,771.01	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1475 Washington Ave	Original Estimate of Jobs to be Created	7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.00	
Applicant Name	1475 Washington Avenue Associates LLC			
Address Line1	1 Winners Circle #140	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 01			
Project Type	Lease	State Sales Tax Exemption	\$147,221.00	
Project Name	16 Sheridan Avenue, LLC	Local Sales Tax Exemption	\$147,221.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,553,035.00	Total Exemptions	\$294,442.00	
Benefited Project Amount	\$21,553,035.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	2/21/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/9/2019	Net Exemptions	\$294,442.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	16 Sheridan Ave	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	130.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"16 Sheridan Avenue, LLC"			
Address Line1	204 Lafayette Street	Project Status		
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 08 09A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	22 New Scotland Avenue LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$32,274.35	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$126,788.53	
Original Project Code		School Property Tax Exemption	\$273,978.90	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,117,690.00	Total Exemptions	\$433,041.78	
Benefited Project Amount	\$14,690,904.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$30,692.18	\$30,692.18
Not For Profit	No	Local PILOT	\$120,573.04	\$120,573.04
Date Project approved	8/7/2008	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$151,265.22	\$151,265.22
Date IDA Took Title to Property	9/3/2008	Net Exemptions	\$281,776.56	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	NA			
Location of Project		# of FTEs before IDA Status	300.00	
Address Line1	22 New scotland Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	300.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,444.00	
Province/Region		Current # of FTEs	333.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	33.00	
Applicant Name	"22 New Scotland Avenue, LLC"			
Address Line1	302 Washington Ave Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 09				
Project Type	Lease	State Sales Tax Exemption		\$53,839.68	
Project Name	351 Diamond Development	Local Sales Tax Exemption		\$53,839.68	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$107,679.36	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$10,175,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$10,175,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/17/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/7/2018	Net Exemptions		\$107,679.36	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	351 Southern Blvd	Original Estimate of Jobs to be Created	150.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12209	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	27.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	351 Diamond Development LLC				
Address Line1	18 Computer Drive East	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12205	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 01				
Project Type	Lease	State Sales Tax Exemption		\$123,850.00	
Project Name	363 Ontario Street	Local Sales Tax Exemption		\$123,850.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$45,519.51	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$293,219.51	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$16,289,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$16,289,000.00	County PILOT		\$0.00	\$0.00
Bond/Note Amount		Local PILOT		\$0.00	\$0.00
Annual Lease Payment	\$0.00	School District PILOT		\$45,519.51	\$45,519.51
Federal Tax Status of Bonds		Total PILOT		\$45,519.51	\$45,519.51
Not For Profit	No	Net Exemptions		\$247,700.00	
Date Project approved	3/1/2018	Project Employment Information			
Did IDA took Title to Property	Yes				
Date IDA Took Title to Property	3/23/2018				
Year Financial Assistance is Planned to End	2039				
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	363 Ontario Street	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	75.00		
Applicant Information		Net Employment Change	-1.00		
Applicant Name	"363 Ontario Street, LLC."				
Address Line1	PO Box 1366	Project Status			
Address Line2					
City	GUILDERLAND	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12084	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 11 04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	39 Sheridan Realty, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$15,371.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$60,386.19	
Original Project Code		School Property Tax Exemption	\$130,489.26	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,250,000.00	Total Exemptions	\$206,246.91	
Benefited Project Amount	\$6,175,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,790.16	\$1,790.16
Not For Profit	No	Local PILOT	\$13,086.55	\$13,086.55
Date Project approved	5/6/2011	School District PILOT	\$995.95	\$995.95
Did IDA took Title to Property	No	Total PILOT	\$15,872.66	\$15,872.66
Date IDA Took Title to Property		Net Exemptions	\$190,374.25	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	49 Sheridan Ave	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,750.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,750.00	To: 30,750.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	"39 Sheridan Realty, LLC"			
Address Line1	646 Plank Road	Project Status		
Address Line2				
City	CLIFTON PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12065	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 08				
Project Type	Lease	State Sales Tax Exemption		\$43,875.00	
Project Name	4 Central Avenue	Local Sales Tax Exemption		\$43,875.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,620,000.00	Total Exemptions		\$87,750.00	
Benefited Project Amount	\$4,620,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	7/19/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	10/12/2018	Net Exemptions		\$87,750.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	4 Central Avenue	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		25,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		25,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		52.00	
Applicant Information		Net Employment Change		3.00	
Applicant Name	"West Mall Office Center, LLC"				
Address Line1	PO Box 468		Project Status		
Address Line2					
City	BROOKLYN		Current Year Is Last Year for Reporting		
State	NY		There is no Debt Outstanding for this Project		
Zip - Plus4	11204		IDA Does Not Hold Title to the Property		
Province/Region			The Project Receives No Tax Exemptions		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 12 02 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	4-6 Sheridan of Albany, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$4,289.71	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$16,851.96	
Original Project Code		School Property Tax Exemption		\$36,415.61	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,750,000.00	Total Exemptions		\$57,557.28	
Benefited Project Amount	\$1,750,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,429.90	\$1,429.90
Not For Profit	No	Local PILOT		\$5,617.32	\$5,617.32
Date Project approved	10/20/2011	School District PILOT		\$12,138.54	\$12,138.54
Did IDA took Title to Property	Yes	Total PILOT		\$19,185.76	\$19,185.76
Date IDA Took Title to Property	2/28/2012	Net Exemptions		\$38,371.52	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	PILOT assignment from project 0101 12 02				
Location of Project		# of FTEs before IDA Status	25.00		
Address Line1	4-6 Sheridan Avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	25.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	25.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"4-6 Sheridan of Albany, LLC"				
Address Line1	140 Seneca Way, Suite 501	Project Status			
Address Line2					
City	ITHACA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14850	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	40 Stueben LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,011.47	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$39,329.67	
Original Project Code		School Property Tax Exemption	\$84,987.96	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,953,565.00	Total Exemptions	\$134,329.10	
Benefited Project Amount	\$4,953,565.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,269.97	\$2,269.97
Not For Profit	No	Local PILOT	\$8,917.50	\$8,917.50
Date Project approved	1/23/2014	School District PILOT	\$19,269.93	\$19,269.93
Did IDA took Title to Property	Yes	Total PILOT	\$30,457.40	\$30,457.40
Date IDA Took Title to Property	10/9/2014	Net Exemptions	\$103,871.70	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Conversion			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	58 N. Pearl Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	40 Stueben LLC			
Address Line1	40 Beaver Street	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 15 04				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	40-48 Pearl Street LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,442,625.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$2,442,625.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/21/2015	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	7/9/2015	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2016	Project Employment Information			
Notes	Year financial assistance is planned to end is 2019				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	40-48 s Pearl Street	Original Estimate of Jobs to be Created	39.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,500.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 55,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	4.00		
Applicant Information		Net Employment Change	8.00		
Applicant Name	40-48 Pearl Street LLC				
Address Line1	525 Union Street Suite 101	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 06			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	412 Broadway Realty LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$9,988.23	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$39,238.38	
Original Project Code		School Property Tax Exemption	\$84,790.71	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,032,000.00	Total Exemptions	\$134,017.32	
Benefited Project Amount	\$3,032,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,819.17	\$2,819.17
Not For Profit	No	Local PILOT	\$11,075.00	\$11,075.00
Date Project approved	12/19/2013	School District PILOT	\$23,932.09	\$23,932.09
Did IDA took Title to Property	Yes	Total PILOT	\$37,826.26	\$37,826.26
Date IDA Took Title to Property	5/2/2014	Net Exemptions	\$96,191.06	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Conversion			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	412 Broadway	Original Estimate of Jobs to be Created	8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,656.25	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,500.00	To: 33,500.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	6.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.50	
Applicant Name	412 Broadway Realty LLC			
Address Line1	646 Plank Road	Project Status		
Address Line2				
City	CLIFTON PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12065	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 10				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	420 Broadway	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,375,553.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$1,375,553.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	
Not For Profit	No	Local PILOT	\$0.00	\$0.00	
Date Project approved	4/19/2018	School District PILOT	\$0.00	\$0.00	
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	
Date IDA Took Title to Property	12/28/2018	Net Exemptions	\$0.00		
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	420 Broadway	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 30,000.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	15,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	6.00		
Applicant Information		Net Employment Change	-1.00		
Applicant Name	420 Broadway Albany LLC				
Address Line1	525 Union Street Suite 101				
Address Line2					
City	SCHENECTADY				
State	NY				
Zip - Plus4	12305				
Province/Region					
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 07			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	488 Broadway Arcade LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$22,985.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$90,298.42	
Original Project Code		School Property Tax Exemption	\$195,126.97	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions	\$308,411.09	
Benefited Project Amount	\$10,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,574.76	\$3,574.76
Not For Profit	No	Local PILOT	\$14,043.30	\$14,043.30
Date Project approved	12/19/2013	School District PILOT	\$30,346.34	\$30,346.34
Did IDA took Title to Property	Yes	Total PILOT	\$47,964.40	\$47,964.40
Date IDA Took Title to Property	2/28/2014	Net Exemptions	\$260,446.69	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	Conversion			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	482-88 Broadway	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	20.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	20.00	
Applicant Name	488 Broadway Arcade LLC			
Address Line1	25 Western Ave	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 13 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	581 Livingston Avenue LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,792.04	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$26,682.27	
Original Project Code		School Property Tax Exemption	\$57,658.05	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,640,000.00	Total Exemptions	\$91,132.36	
Benefited Project Amount	\$3,640,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,289.71	\$4,289.71
Not For Profit	No	Local PILOT	\$16,851.96	\$16,851.96
Date Project approved	9/20/2012	School District PILOT	\$36,415.61	\$36,415.61
Did IDA took Title to Property	No	Total PILOT	\$57,557.28	\$57,557.28
Date IDA Took Title to Property		Net Exemptions	\$33,575.08	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	581 Livingston Avenue	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,000.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	3.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	581 Livingston Avenue LLC			
Address Line1	225 Old Loudon Rd.	Project Status		
Address Line2				
City	LATHAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12110	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	67 Howard Street LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$23,271.68	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$91,421.88	
Original Project Code		School Property Tax Exemption	\$197,554.67	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,003,500.00	Total Exemptions	\$312,248.23	
Benefited Project Amount	\$8,003,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$893.69	\$893.69
Not For Profit	No	Local PILOT	\$3,510.83	\$3,510.83
Date Project approved	1/23/2014	School District PILOT	\$7,586.59	\$7,586.59
Did IDA took Title to Property	Yes	Total PILOT	\$11,991.11	\$11,991.11
Date IDA Took Title to Property	4/10/2015	Net Exemptions	\$300,257.12	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	67 Howard Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	67 Howard Street LLC			
Address Line1	302 Washington Avenue Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 08			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	733 Broadway LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,221.95	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$32,299.59	
Original Project Code		School Property Tax Exemption	\$69,796.58	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,141,667.00	Total Exemptions	\$110,318.12	
Benefited Project Amount	\$5,141,667.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,574.76	\$3,574.76
Not For Profit	No	Local PILOT	\$14,043.30	\$14,043.30
Date Project approved	4/24/2014	School District PILOT	\$30,346.34	\$30,346.34
Did IDA took Title to Property	Yes	Total PILOT	\$47,964.40	\$47,964.40
Date IDA Took Title to Property	8/23/2014	Net Exemptions	\$62,353.72	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	Conversion			
Location of Project		# of FTEs before IDA Status	5.00	
Address Line1	733 Broadway	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	37,000.00	To: 37,000.00
State	NY	Original Estimate of Jobs to be Retained	5.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	733 Broadway LLC			
Address Line1	733 Broadway	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 02			
Project Type	Lease	State Sales Tax Exemption	\$30,311.44	
Project Name	76 North Pearl, LLC	Local Sales Tax Exemption	\$30,311.44	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$171,780.00	
Total Project Amount	\$36,086,516.00	Total Exemptions	\$232,402.88	
Benefited Project Amount	\$36,086,516.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	5/16/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	9/30/2019	Net Exemptions	\$232,402.88	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	76 North Pearl St	Original Estimate of Jobs to be Created	24.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	47,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	113.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"76 North Pearl, LLC"			
Address Line1	204 Lafayette Street	Project Status		
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 02				
Project Type	Lease	State Sales Tax Exemption		\$44,000.00	
Project Name	760 Broadway	Local Sales Tax Exemption		\$44,000.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$2,045.48	
		Local Property Tax Exemption		\$8,035.58	
		School Property Tax Exemption		\$91,039.02	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$189,120.08	
Original Project Code	Construction	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	\$18,500,000.00	Pilot payment Information			
Total Project Amount	\$18,500,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$0.00	County PILOT		\$0.00	\$0.00
Bond/Note Amount	No	Local PILOT		\$0.00	\$0.00
Annual Lease Payment	10/20/2016	School District PILOT		\$22,759.76	\$22,759.76
Federal Tax Status of Bonds	Yes	Total PILOT		\$22,759.76	\$22,759.76
Not For Profit	5/7/2018	Net Exemptions		\$166,360.32	
Date Project approved	2036	Project Employment Information			
Did IDA took Title to Property	Under Construction				
Date IDA Took Title to Property		# of FTEs before IDA Status	0.00		
Year Financial Assistance is Planned to End		Original Estimate of Jobs to be Created	2.00		
Notes		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
Location of Project		Annualized Salary Range of Jobs to be Created	25,000.00	To:	45,000.00
Address Line1	760 Broadway	Original Estimate of Jobs to be Retained	0.00		
Address Line2		Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
City	ALBANY	Current # of FTEs	0.00		
State	NY	# of FTE Construction Jobs during Fiscal Year	42.00		
Zip - Plus4	12207	Net Employment Change	0.00		
Province/Region		Project Status			
Country	United States				
Applicant Information					
Applicant Name	"760 Broadway, LLC."				
Address Line1	PO Box 6515				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12206	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	960 Broadway	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$6,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	10/19/2016	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/22/2018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Under Construction. 2018 applicant reporting submission incomplete. Working with applicant to remedy.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	960 Broadway	Original Estimate of Jobs to be Created		15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		25,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"960 Broadway, LLC"				
Address Line1	298 Troy Schenectady Road	Project Status			
Address Line2					
City	LATHAM	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12110	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 16 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	99 Pine Street of Albany, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,712,771.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$6,712,771.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	2/29/2016	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/29/2016	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	55 North Pearl St	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	99 Pine Street of Albany LLC			
Address Line1	525 Union Street Suite 101	Project Status		
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 17			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	AMC 391 Myrtle (MOB)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$60,324.06	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$236,980.69	
Original Project Code		School Property Tax Exemption	\$512,094.49	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$32,121,146.00	Total Exemptions	\$809,399.24	
Benefited Project Amount	\$18,100,265.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$24,585.41	\$24,585.41
Not For Profit	Yes	Local PILOT	\$96,582.80	\$96,582.80
Date Project approved	9/18/2014	School District PILOT	\$377,584.34	\$377,584.34
Did IDA took Title to Property	Yes	Total PILOT	\$498,752.55	\$498,752.55
Date IDA Took Title to Property	12/10/2014	Net Exemptions	\$310,646.69	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	391 Myrtle Ave	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	249.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	249.00	
Applicant Name	Albany Medical Center			
Address Line1	391 Myrtle (MOB)	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 09			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Aeon Nexus Corporation	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,132.48	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,448.92	
Original Project Code		School Property Tax Exemption	\$9,613.72	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,833,500.00	Total Exemptions	\$15,195.12	
Benefited Project Amount	\$1,833,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$357.48	\$357.48
Not For Profit	No	Local PILOT	\$1,404.33	\$1,404.33
Date Project approved	1/23/2014	School District PILOT	\$3,034.63	\$3,034.63
Did IDA took Title to Property	Yes	Total PILOT	\$4,796.44	\$4,796.44
Date IDA Took Title to Property	4/18/2014	Net Exemptions	\$10,398.68	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	138 State Street	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 120,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	15.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	15.00	
Applicant Name	Aeon Nexus Corporation			
Address Line1	302 Washington Ave	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 11 06				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Albany Hotel, Inc	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$127,863.41	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$502,306.37	
Original Project Code		School Property Tax Exemption		\$1,085,440.03	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$23,500,000.00	Total Exemptions		\$1,715,609.81	
Benefited Project Amount	\$11,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$34,340.55	\$34,340.55
Not For Profit	No	Local PILOT		\$134,905.50	\$134,905.20
Date Project approved	8/18/2011	School District PILOT		\$270,143.94	\$270,143.94
Did IDA took Title to Property	No	Total PILOT		\$439,389.99	\$439,389.69
Date IDA Took Title to Property		Net Exemptions		\$1,276,219.82	
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes	New owners are AFP 107 Corp.				
Location of Project		# of FTEs before IDA Status	148.00		
Address Line1	89 State Street	Original Estimate of Jobs to be Created	12.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 70,000.00	
State	NY	Original Estimate of Jobs to be Retained	148.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	27,996.00		
Province/Region		Current # of FTEs	167.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	19.00		
Applicant Name	"Albany Hotel, Inc"				
Address Line1	2711 N. Haskell Ave	Project Status			
Address Line2					
City	DALLAS	Current Year Is Last Year for Reporting			
State	TX	There is no Debt Outstanding for this Project			
Zip - Plus4	75204	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 13 03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Albany Medical Science Research, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$107,242.77	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$421,299.00	
Original Project Code		School Property Tax Exemption		\$910,390.20	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$0.00	Total Exemptions		\$1,438,931.97	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$42,182.16	\$42,182.16
Not For Profit		Local PILOT		\$165,710.94	\$165,710.94
Date Project approved	1/17/2013	School District PILOT		\$400,571.69	\$400,571.69
Did IDA took Title to Property	No	Total PILOT		\$608,464.79	\$608,464.79
Date IDA Took Title to Property		Net Exemptions		\$830,467.18	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Difficulties with leasing space.				
Location of Project		# of FTEs before IDA Status		201.00	
Address Line1	150 New Scotland Avenue	Original Estimate of Jobs to be Created		135.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		60,225.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		40,000.00	To: 180,000.00
State	NY	Original Estimate of Jobs to be Retained		201.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		59,650.00	
Province/Region		Current # of FTEs		85.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-116.00	
Applicant Name	"Albany Medical Science Research, LLC c/o Wells Fargo Bank N.A."				
Address Line1	625 MArquette Avenue	Project Status			
Address Line2					
City	MINNEAPOLIS	Current Year Is Last Year for Reporting			
State	MN	There is no Debt Outstanding for this Project			
Zip - Plus4	55479	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 06 05A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Albany Mid-Town Hotel	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$55,408.76	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$217,671.15	
Original Project Code		School Property Tax Exemption		\$470,368.27	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$17,000,000.00	Total Exemptions		\$743,448.18	
Benefited Project Amount	\$17,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$55,408.76	\$55,408.76
Not For Profit	No	Local PILOT		\$217,671.15	\$217,671.15
Date Project approved	1/1/2006	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$273,079.91	\$273,079.91
Date IDA Took Title to Property	1/1/2006	Net Exemptions		\$470,368.27	
Year Financial Assistance is Planned to End	2017	Project Employment Information			
Notes	Pilot extended to 2022.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	62 New Scotland Avenue	Original Estimate of Jobs to be Created	79.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	15,000.00	To: 115,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	82.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	82.00		
Applicant Name	"Albany Mid-Town Hotel, LLC"				
Address Line1	302 Washington Ave Ext	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 04				
Project Type	Lease	State Sales Tax Exemption		\$68.00	
Project Name	At Hudson Park	Local Sales Tax Exemption		\$68.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$136.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$11,500,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$11,500,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	2/16/2017	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/25/2018	Net Exemptions		\$136.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	160 Myrtle Avenue	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12202	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	31.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	"At Hudson Park, LLC"				
Address Line1	PO Box 9266	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12309	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 07 03A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Brighter Choice Charter Schools (A)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,000,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$17,895,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	3/15/2007	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	3/30/2007	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	21.00	
Address Line1	250 Central Avenue	Original Estimate of Jobs to be Created	19.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,962.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	16,500.00	To: 87,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	83.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	62.00	
Applicant Name	Brighter Choice Charter School			
Address Line1	250 Central Avenue	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12206	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 07			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Broadway Albany Realty LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,430,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$4,430,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	6/3/2015	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/30/2015	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2020	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	833 Broadway	Original Estimate of Jobs to be Created	430.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	33,273.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	24,960.00	To: 42,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	453.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	453.00	
Applicant Name	Broadway Albany Realty LLC			
Address Line1	1465 Monroe Ave	Project Status		
Address Line2				
City	ROCHESTER	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14618	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 08 02A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	CHF - Holland Suites II LLC (A)	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	0101 07 05A	School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,815,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$6,750,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$6,594,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT		\$0.00	\$0.00
Not For Profit	Yes	Local PILOT		\$0.00	\$0.00
Date Project approved	12/20/2007	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	1/25/2008	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2038	Project Employment Information			
Notes	Employment information reported 0101 07 05A				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	84 Holland Avenue	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	CHF - Holland Suites II LLC				
Address Line1	411 Johnson Avenue	Project Status			
Address Line2					
City	FAIRHOPE	Current Year Is Last Year for Reporting			
State	AL	There is no Debt Outstanding for this Project			
Zip - Plus4	36532	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 07 05A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	CHF Holland Suites LLC (A)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$13,250,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$12,780,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	3/15/2007	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/3/2007	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Holland Avenue	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	32,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"CHF Holland Suites, LLC"			
Address Line1	c/o Albany College of Pharmacy	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 17 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Capital District Apartments	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$39,206.17	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$154,019.89	
Original Project Code		School Property Tax Exemption	\$332,823.48	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,650,371.00	Total Exemptions	\$526,049.54	
Benefited Project Amount	\$21,650,371.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$14,466.09	\$14,466.09
Not For Profit	Yes	Local PILOT	\$56,829.48	\$56,829.48
Date Project approved	3/1/2017	School District PILOT	\$105,751.07	\$105,751.07
Did IDA took Title to Property	Yes	Total PILOT	\$177,046.64	\$177,046.64
Date IDA Took Title to Property	3/1/2017	Net Exemptions	\$349,002.90	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	2 Thurlow Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	46,800.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	"Capital District Apartments, LLC"			
Address Line1	641 Lexington Avenue	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10022	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/06/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 09 01A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Columbia 16 NS, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$40,808.02	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$160,312.70	
Original Project Code		School Property Tax Exemption		\$353,158.57	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$14,489,235.00	Total Exemptions		\$554,279.29	
Benefited Project Amount	\$8,563,015.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$19,191.10	\$19,191.10
Not For Profit	No	Local PILOT		\$75,391.45	\$75,391.45
Date Project approved	4/27/2009	School District PILOT		\$171,824.01	\$171,824.01
Did IDA took Title to Property	Yes	Total PILOT		\$266,406.56	\$266,406.56
Date IDA Took Title to Property	7/31/2009	Net Exemptions		\$287,872.73	
Year Financial Assistance is Planned to End	2019	Project Employment Information			
Notes	Project sold to ARHC NSALBANY01, LLC				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	16 New Scotland Avenue	Original Estimate of Jobs to be Created	102.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,215.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	102.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	102.00		
Applicant Name	"Columbia 16 NS, LLC"				
Address Line1	302 washington Avenue Ext	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 11 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Columbia 425 NS LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,766.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$42,295.61	
Original Project Code		School Property Tax Exemption	\$91,397.11	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,072,340.00	Total Exemptions	\$144,459.18	
Benefited Project Amount	\$4,072,340.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,459.88	\$6,459.88
Not For Profit	No	Local PILOT	\$25,377.37	\$25,377.37
Date Project approved	10/21/2010	School District PILOT	\$54,838.26	\$54,838.26
Did IDA took Title to Property	No	Total PILOT	\$86,675.51	\$86,675.51
Date IDA Took Title to Property		Net Exemptions	\$57,783.67	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	413 & 425 New Scotland Ave	Original Estimate of Jobs to be Created	39.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	66,230.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	27,000.00	To: 95,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	51.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	51.00	
Applicant Name	Columbia 425 NS LLC			
Address Line1	302 Washing	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 10 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Columbia 50 NS, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$34,496.42	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$135,517.85	
Original Project Code		School Property Tax Exemption	\$292,842.18	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,208,672.00	Total Exemptions	\$462,856.45	
Benefited Project Amount	\$14,419,850.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$22,410.16	\$22,410.16
Not For Profit	No	Local PILOT	\$88,037.45	\$88,037.45
Date Project approved	3/18/2010	School District PILOT	\$201,074.85	\$201,074.85
Did IDA took Title to Property	Yes	Total PILOT	\$311,522.46	\$311,522.46
Date IDA Took Title to Property	8/19/2010	Net Exemptions	\$151,333.99	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	50 New Scotland Avenue	Original Estimate of Jobs to be Created	176.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	509,600.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 85,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	162.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	162.00	
Applicant Name	"Columbia 50NS, LLC"			
Address Line1	302 Washington Avenue Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 13 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Columbia Harriman 455 LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$16,373.47	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$64,322.53	
Original Project Code		School Property Tax Exemption	\$138,995.34	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,050,000.00	Total Exemptions	\$219,691.34	
Benefited Project Amount	\$9,050,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$11,200.61	\$11,200.61
Not For Profit	No	Local PILOT	\$44,001.17	\$44,001.17
Date Project approved	5/19/2011	School District PILOT	\$100,230.93	\$100,230.93
Did IDA took Title to Property	No	Total PILOT	\$155,432.71	\$155,432.71
Date IDA Took Title to Property		Net Exemptions	\$64,258.63	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	455 Patroon Creek Boulevard	Original Estimate of Jobs to be Created	80.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12204	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	91.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	91.50	
Applicant Name	Columbia Harriman 455 LLC			
Address Line1	302 Washington Avenue Extension	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 02 01A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Corning Preserve	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,390,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$4,390,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$4,390,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	2/21/2002	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/1/2002	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Corning Preserve	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Albany Local Development Corp.			
Address Line1	21 Lodge Street	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 05 05A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Creighton Storey Homes	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$0.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$0.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$0.00				
Bond/Note Amount	\$0.00				
Annual Lease Payment					
Federal Tax Status of Bonds	Tax Exempt	County PILOT		\$0.00	\$0.00
Not For Profit	Yes	Local PILOT		\$0.00	\$0.00
Date Project approved	10/20/2005	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/1/2005	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Affordable Housing				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Creighton Storey Homes	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Norstar Development				
Address Line1	733 Broadway	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 01 01A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Daughters of Sarah 1	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,265,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$7,265,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$7,265,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	1/18/2001	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	3/1/2001	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	188.00	
Address Line1	180 Washington Ave Ext	Original Estimate of Jobs to be Created	23.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	41,220.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	15,000.00	To: 98,500.00
State	NY	Original Estimate of Jobs to be Retained	188.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	41,220.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-188.00	
Applicant Name	Daughters of Sarah Nursing Home Project			
Address Line1	180 Washington Ave. Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 13 04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Dilek LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,876.75	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,372.73	
Original Project Code		School Property Tax Exemption	\$15,931.83	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,200,000.00	Total Exemptions	\$25,181.31	
Benefited Project Amount	\$1,200,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$87.22	\$87.22
Not For Profit	No	Local PILOT	\$342.66	\$342.66
Date Project approved	7/19/2013	School District PILOT	\$740.45	\$740.45
Did IDA took Title to Property	No	Total PILOT	\$1,170.33	\$1,170.33
Date IDA Took Title to Property		Net Exemptions	\$24,010.98	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	423-425 Madison Avenue	Original Estimate of Jobs to be Created	31.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	13,000.00	To: 78,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	29,000.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Dilek LLC			
Address Line1	26 Teasdale Drive	Project Status		
Address Line2				
City	SLINGERLANDS	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12159	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Eleftheria Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,295.31	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,444.70	
Original Project Code		School Property Tax Exemption	\$87,397.46	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,200,000.00	Total Exemptions	\$138,137.47	
Benefited Project Amount	\$6,200,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$6,320.17	\$6,320.17
Not For Profit	No	Local PILOT	\$24,828.55	\$24,828.55
Date Project approved	12/20/2014	School District PILOT	\$62,088.61	\$62,088.61
Did IDA took Title to Property	Yes	Total PILOT	\$93,237.33	\$93,237.33
Date IDA Took Title to Property	4/10/2015	Net Exemptions	\$44,900.14	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	241 South Allen Street	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Eleftheria Properties LLC			
Address Line1	PO Box 8683	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 12 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	FC 178WAE, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,796.25	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$18,841.90	
Original Project Code		School Property Tax Exemption	\$33,296.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,472,432.00	Total Exemptions	\$56,934.15	
Benefited Project Amount	\$4,472,432.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,021.70	\$2,021.70
Not For Profit	No	Local PILOT	\$7,942.19	\$7,942.19
Date Project approved	9/20/2012	School District PILOT	\$17,255.69	\$17,255.69
Did IDA took Title to Property	Yes	Total PILOT	\$27,219.58	\$27,219.58
Date IDA Took Title to Property	9/21/2012	Net Exemptions	\$29,714.57	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	178 Washington Ave. Ext.	Original Estimate of Jobs to be Created	26.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	50.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	50.50	
Applicant Name	"FC 178WAE, LLC"			
Address Line1	22 Century Hill Drive	Project Status		
Address Line2				
City	LATHAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12110	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 11 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	FC DCI, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,922.23	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,408.31	
Original Project Code		School Property Tax Exemption	\$40,715.68	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$24,962,668.00	Total Exemptions	\$60,046.22	
Benefited Project Amount	\$23,962,668.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,646.39	\$1,646.39
Not For Profit		Local PILOT	\$6,467.78	\$6,467.78
Date Project approved	9/16/2010	School District PILOT	\$14,375.67	\$14,375.67
Did IDA took Title to Property	No	Total PILOT	\$22,489.84	\$22,489.84
Date IDA Took Title to Property		Net Exemptions	\$37,556.38	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	184 Washington Ave Ext	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	31.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	31.00	
Applicant Name	"FC DCI, LLC"			
Address Line1	22 Century Hill Drive	Project Status		
Address Line2				
City	LATHAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12110	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 10				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Fuller Road Management Corp (Kiernan Plaza)	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$44,795.31	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$175,976.59	
Original Project Code		School Property Tax Exemption		\$380,269.99	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions		\$601,041.89	
Benefited Project Amount	\$10,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$19,661.17	\$19,661.17
Not For Profit	No	Local PILOT		\$77,238.15	\$77,238.15
Date Project approved	6/20/2013	School District PILOT		\$166,904.87	\$166,904.87
Did IDA took Title to Property	Yes	Total PILOT		\$263,804.19	\$263,804.19
Date IDA Took Title to Property	2/14/2014	Net Exemptions		\$337,237.70	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	There are 319 employees with key access to building				
Location of Project		# of FTEs before IDA Status	100.00		
Address Line1	575 Broadway	Original Estimate of Jobs to be Created	150.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	87,596.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	50,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	87,596.00		
Province/Region		Current # of FTEs	98.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-2.00		
Applicant Name	Fuller Road Management Corp				
Address Line1	257 Fuller Road	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 03			
Project Type	Lease	State Sales Tax Exemption	\$5,411.00	
Project Name	Harmony Mills South, LLC	Local Sales Tax Exemption	\$5,411.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$23,135,000.00	Total Exemptions	\$10,822.00	
Benefited Project Amount	\$23,135,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	8/22/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	9/12/2019	Net Exemptions	\$10,822.00	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	4.00	
Address Line1	90 State Street	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	4.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	70.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"Harmony Mills South, LLC"			
Address Line1	90 State Street	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 05				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Home Leasing	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$47,838,223.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$47,838,223.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/21/2017	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/28/2018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2047	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	Clinton Avenue & Ten Broeck Street	Original Estimate of Jobs to be Created	5.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00	
State	NY	Original Estimate of Jobs to be Retained	2.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00		
Province/Region		Current # of FTEs	7.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	180.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Clinton Avenue Apartments Housing Development Fund Corporation				
Address Line1	180 Clinton Square	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14604	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 12 06				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Honest Weight Food Co-Op, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$24,250.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$95,265.53	
Original Project Code		School Property Tax Exemption		\$205,860.47	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$8,929,746.00	Total Exemptions		\$325,376.09	
Benefited Project Amount	\$8,929,746.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$13,018.74	\$13,018.74
Not For Profit	No	Local PILOT		\$51,143.59	\$51,143.59
Date Project approved	7/19/2012	School District PILOT		\$129,585.55	\$129,585.55
Did IDA took Title to Property	Yes	Total PILOT		\$193,747.88	\$193,747.88
Date IDA Took Title to Property	11/23/2012	Net Exemptions		\$131,628.21	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	construction of a 30,000 square foot grocery store				
Location of Project		# of FTEs before IDA Status	71.00		
Address Line1	100 Watervliet Ave.	Original Estimate of Jobs to be Created	30.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 23,000.00	
State	NY	Original Estimate of Jobs to be Retained	71.00		
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	27,000.00		
Province/Region		Current # of FTEs	118.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	47.00		
Applicant Name	"Honest Weight Food Co-Op, Inc."				
Address Line1	484 Central Ave.	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12206	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 11				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	LV Apartments LP	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$14,656.51	
		Local Property Tax Exemption		\$57,577.53	
		School Property Tax Exemption		\$124,419.99	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$196,654.03	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$29,310,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$29,310,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$6,617.32	\$6,617.32
Not For Profit	No	Local PILOT		\$25,995.88	\$25,995.88
Date Project approved	9/19/2013	School District PILOT		\$48,374.40	\$48,374.40
Did IDA took Title to Property	Yes	Total PILOT		\$80,987.60	\$80,987.60
Date IDA Took Title to Property	1/14/2014	Net Exemptions		\$115,666.43	
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	Conversion, Affordable Housing, Shelter Rents				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	315 Northern Boulevard	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.80		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.80		
Applicant Name	LV Apartments LP				
Address Line1	6 Fanuuil Hall Marketplace	Project Status			
Address Line2					
City	BOSTON	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project			
Zip - Plus4	02109	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 07 02A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Living Resources (A)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,139,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$7,240,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	1/18/2007	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	2/28/2007	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	173.00	
Address Line1	300 Washington Avenue Ext	Original Estimate of Jobs to be Created	25.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	14,300.00	To: 79,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	200.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	27.00	
Applicant Name	Living Resources			
Address Line1	300 Washington Ave. Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 04			
Project Type	Lease	State Sales Tax Exemption	\$32,891.50	
Project Name	Loughlin Dawn, LLC	Local Sales Tax Exemption	\$32,891.50	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$528,287.50	
Total Project Amount	\$51,687,445.00	Total Exemptions	\$594,070.50	
Benefited Project Amount	\$51,687,445.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	11/15/2018	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/9/2019	Net Exemptions	\$594,070.50	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1 & 2 Sandige Way	Original Estimate of Jobs to be Created	7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	39,300.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	29,640.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	96.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"Loughlin Dawn, LLC"			
Address Line1	20 Corporate Woods Blvd	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12211	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 09 03A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Madison Properties of Albany, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,289.71	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$16,851.96	
Original Project Code		School Property Tax Exemption	\$36,415.61	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,350,000.00	Total Exemptions	\$57,557.28	
Benefited Project Amount	\$1,310,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,656.98	\$3,656.98
Not For Profit	No	Local PILOT	\$14,366.30	\$14,366.30
Date Project approved	12/17/2009	School District PILOT	\$34,261.02	\$34,261.02
Did IDA took Title to Property	Yes	Total PILOT	\$52,284.30	\$52,284.30
Date IDA Took Title to Property	12/30/2009	Net Exemptions	\$5,272.98	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	684 - 690 Madison Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"Madison Properties of Albany, LLC"			
Address Line1	1 Rapp Raod	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 05			
Project Type	Lease	State Sales Tax Exemption	\$55,149.39	
Project Name	Makura, Inc.	Local Sales Tax Exemption	\$55,149.39	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$105,000.00	
Total Project Amount	\$13,320,000.00	Total Exemptions	\$215,298.78	
Benefited Project Amount	\$13,320,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	3/21/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	8/15/2019	Net Exemptions	\$215,298.78	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	351 Southern Blvd	Original Estimate of Jobs to be Created	25.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12209	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	24.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Makura Inc.			
Address Line1	37 Route 9W	Project Status		
Address Line2				
City	GLENMONT	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12077	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 06			
Project Type	Lease	State Sales Tax Exemption	\$3,257.00	
Project Name	Morris Place, LLC	Local Sales Tax Exemption	\$3,257.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$47,110.00	
Total Project Amount	\$5,382,700.00	Total Exemptions	\$53,624.00	
Benefited Project Amount	\$5,382,700.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	10/18/2018	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/16/2019	Net Exemptions	\$53,624.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	105 Morris Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	48,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	18.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	Morris Placem LLC			
Address Line1	105 Morris Street	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 11 02 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Morris Street Development	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,144.86	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$8,425.98	
Original Project Code		School Property Tax Exemption		\$18,207.80	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$861,880.00	Total Exemptions		\$28,778.64	
Benefited Project Amount	\$861,880.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$804.32	\$804.32
Not For Profit	No	Local PILOT		\$3,159.74	\$3,159.74
Date Project approved	10/21/2010	School District PILOT		\$10,621.22	\$10,621.22
Did IDA took Title to Property	Yes	Total PILOT		\$14,585.28	\$14,585.28
Date IDA Took Title to Property	5/11/2011	Net Exemptions		\$14,193.36	
Year Financial Assistance is Planned to End	2021	Project Employment Information			
Notes	PILOT assignment from project 0101 11 02				
Location of Project		# of FTEs before IDA Status	1.00		
Address Line1	70 Morris Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	1.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"MCK 27 Enterprises, LLC"				
Address Line1	PO Box 9174	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12309	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 02 03A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	NYS Research Foundation	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,500,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$6,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$6,500,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	3/21/2002	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/1/2002	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	121.00	
Address Line1	Research Foundation SUNY	Original Estimate of Jobs to be Created	26.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	71,514.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-121.00	
Applicant Name	Research Foundation SUNY			
Address Line1	State University Plaza P.O. Box 9	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 06				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Nipper Apartments	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$13,000,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$13,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/15/2016	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/22/2018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Under Construction. 2018 applicant reporting submission incomplete. Working with applicant to remedy.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	991 Broadway	Original Estimate of Jobs to be Created		19.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		30,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		20,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12204	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"Nipper Apartments, LLC"				
Address Line1	298 Troy Schenectady Road	Project Status			
Address Line2					
City	LATHAM	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12110	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	One Columbia Place Realty LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,708.81	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,569.92	
Original Project Code		School Property Tax Exemption	\$31,460.05	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,557,000.00	Total Exemptions	\$49,738.78	
Benefited Project Amount	\$2,557,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$821.82	\$821.82
Not For Profit	No	Local PILOT	\$3,228.47	\$3,228.47
Date Project approved	6/18/2015	School District PILOT	\$6,976.44	\$6,976.44
Did IDA took Title to Property	Yes	Total PILOT	\$11,026.73	\$11,026.73
Date IDA Took Title to Property	8/28/2015	Net Exemptions	\$38,712.05	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1 Columbia Place	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,750.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,750.00	To: 30,750.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	One Columbia Place Realty LLC			
Address Line1	646 Plank Road Suite 205	Project Status		
Address Line2				
City	CLIFTON PARK	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12065	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/06/2020
 Status: UNSUBMITTED
 Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Park South Partners LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$79,598.80	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$312,700.76	
Original Project Code		School Property Tax Exemption	\$675,718.92	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,583,536.00	Total Exemptions	\$1,068,018.48	
Benefited Project Amount	\$52,583,536.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,226.61	\$13,226.61
Not For Profit	No	Local PILOT	\$51,960.21	\$51,960.21
Date Project approved	9/18/2014	School District PILOT	\$112,281.46	\$112,281.46
Did IDA took Title to Property	Yes	Total PILOT	\$177,468.28	\$177,468.28
Date IDA Took Title to Property	3/6/2015	Net Exemptions	\$890,550.20	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	New Scotland, Dana Ave, Robin st & Morris St	Original Estimate of Jobs to be Created	11.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,400.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	Park South Partners LLC			
Address Line1	255 Washington Ave. Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 12 01 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Penta on Broadway	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,281.27	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$12,890.35	
Original Project Code		School Property Tax Exemption		\$27,854.91	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,550,000.00	Total Exemptions		\$44,026.53	
Benefited Project Amount	\$1,550,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,251.17	\$1,251.17
Not For Profit	No	Local PILOT		\$4,915.16	\$4,915.16
Date Project approved	9/15/2011	School District PILOT		\$10,621.22	\$10,621.22
Did IDA took Title to Property	Yes	Total PILOT		\$16,787.55	\$16,787.55
Date IDA Took Title to Property	2/13/2012	Net Exemptions		\$27,238.98	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	PILOT Assignment from project 0101 12 01				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	522-524 Broadway	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	320,000.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"MCK 27 Enterprises, LLC"				
Address Line1	PO Box 9174	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12309	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 01 03A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Prime Management	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,300,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,300,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$4,300,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/17/2001	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	7/1/2001	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2013	Project Employment Information			
Notes	Financial Institution indicates bonds will mature in 2019 per confirmation received				
Location of Project		# of FTEs before IDA Status	180.00		
Address Line1	302 Washington Avenue	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	68,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	24,500.00	To: 178,000.00	
State	NY	Original Estimate of Jobs to be Retained	180.00		
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	68,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-180.00		
Applicant Name	Prime Managemnt				
Address Line1	302 Washington Avenue	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 07				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Reckde LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$3,077.87	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$12,091.28	
Original Project Code		School Property Tax Exemption		\$87,094.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,183,500.00	Total Exemptions		\$102,263.15	
Benefited Project Amount	\$5,183,500.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,201.77	\$4,201.77
Not For Profit	No	Local PILOT		\$16,506.49	\$16,506.49
Date Project approved	9/21/2017	School District PILOT		\$35,669.09	\$35,669.09
Did IDA took Title to Property	Yes	Total PILOT		\$56,377.35	\$56,377.35
Date IDA Took Title to Property	1/17/2018	Net Exemptions		\$45,885.80	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	79-91 Dana Avenue	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	Reckde LLC				
Address Line1	204 Winding Brook Road	Project Status			
Address Line2					
City	NEW ROCHELLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10804	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 93 03A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Rehabilitation Services	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,350,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$1,350,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$1,350,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	4/15/1993	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/1993	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	50.00	
Address Line1	Rehabilitation Services	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,600.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,000.00	To: 86,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	55.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	Rehabilitation Services			
Address Line1	2113 Western Avenue	Project Status		
Address Line2				
City	GUILDERLAND	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12084	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 04 01A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Renaissance Corp. of Albany	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,850,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$12,850,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$12,850,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	4/15/2004	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/2004	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	130 New Scotland Ave	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,857.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	21,250.00	To: 111,200.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Renaissance Corp. of America			
Address Line1	130 New Scotland Ave.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 99 05A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Sage Colleges	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,550,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$8,550,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$8,550,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	2/18/1999	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/1/1999	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	416.00	
Address Line1	140 New Scotland Ave	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	416.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,430.00	
Province/Region		Current # of FTEs	341.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-75.00	
Applicant Name	Sage Colleges			
Address Line1	140 New Scotland Ave	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 12 05				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Scannell Properties #145, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$21,575.46	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$84,758.34	
Original Project Code		School Property Tax Exemption		\$183,155.34	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,750,000.00	Total Exemptions		\$289,489.14	
Benefited Project Amount	\$7,750,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$21,575.46	\$21,575.46
Not For Profit	No	Local PILOT		\$84,758.34	\$84,758.34
Date Project approved	9/20/2012	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$106,333.80	\$106,333.80
Date IDA Took Title to Property	10/3/2012	Net Exemptions		\$183,155.34	
Year Financial Assistance is Planned to End	2018	Project Employment Information			
Notes	New owners SIR Albany, LLC				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	55 Commerece Ave.	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	25.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	25.00		
Applicant Name	"Scannell Properties #145, LLC"				
Address Line1	800 E. 96th St., Suite 175	Project Status			
Address Line2					
City	INDIANAPOLIS	Current Year Is Last Year for Reporting	Yes		
State	IN	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	46240	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 13			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Sheridan Hollow Enterprises LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,726.84	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$30,354.59	
Original Project Code		School Property Tax Exemption	\$65,593.61	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions	\$103,675.04	
Benefited Project Amount	\$15,302,400.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,659.83	\$1,659.83
Not For Profit	No	Local PILOT	\$6,520.58	\$6,520.58
Date Project approved	12/20/2012	School District PILOT	\$12,765.34	\$12,765.34
Did IDA took Title to Property	Yes	Total PILOT	\$20,945.75	\$20,945.75
Date IDA Took Title to Property	4/15/2014	Net Exemptions	\$82,729.29	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	16.00	
Address Line1	Various properties in the Sheridan Hollow neighborhood	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	16.00	
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-2.00	
Applicant Name	"Sheridan Hollow Enterprises, LLC"			
Address Line1	1201 E. Fayette Street	Project Status		
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13210	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 12				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sheridan Hollow Village LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,734.69	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$10,743.12	
Original Project Code		School Property Tax Exemption		\$23,214.95	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions		\$36,692.76	
Benefited Project Amount	\$15,302,400.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,056.53	\$3,056.53
Not For Profit	No	Local PILOT		\$12,007.45	\$12,007.45
Date Project approved	12/20/2012	School District PILOT		\$22,344.05	\$22,344.05
Did IDA took Title to Property	Yes	Total PILOT		\$37,408.03	\$37,408.03
Date IDA Took Title to Property	4/15/2014	Net Exemptions		-\$715.27	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Affordable Housing				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	Various properties in the Sheridan Hollow neighborhood	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		36,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		31,000.00	To: 41,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		2.00	
Applicant Name	Sheridan Hollow Village LLC				
Address Line1	1201 E. Fayette Street	Project Status			
Address Line2					
City	SYRACUSE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13210	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 12 06Z				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sixty State Place, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$6,077.09	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$23,873.61	
Original Project Code		School Property Tax Exemption		\$51,588.78	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,500,000.00	Total Exemptions		\$81,539.48	
Benefited Project Amount	\$6,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$714.95	\$714.94
Not For Profit	No	Local PILOT		\$2,808.66	\$2,808.66
Date Project approved	7/19/2012	School District PILOT		\$6,069.27	\$6,069.27
Did IDA took Title to Property	Yes	Total PILOT		\$9,592.88	\$9,592.87
Date IDA Took Title to Property	10/30/2012	Net Exemptions		\$71,946.60	
Year Financial Assistance is Planned to End	2043	Project Employment Information			
Notes	Reconstruction and Renovation				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	50 State St., 6th Floor	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	3.00		
Applicant Name	"Sixty State Place, LLC"				
Address Line1	50 State Street, 6th Floor	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 03 01A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	South Mall Towers (A)	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase		County Real Property Tax Exemption		\$53,192.41	
	No	Local Property Tax Exemption		\$208,964.30	
	Original Project Code	School Property Tax Exemption		\$451,553.54	
	Project Purpose Category	Mortgage Recording Tax Exemption		\$0.00	
	Construction	Total Exemptions		\$713,710.25	
Total Project Amount	\$11,890,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Benefited Project Amount	\$11,890,000.00	Pilot payment Information			
Bond/Note Amount	\$11,890,000.00				
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT		\$781.55	\$781.55
Not For Profit	Yes	Local PILOT		\$3,070.29	\$3,070.29
Date Project approved	11/21/2002	School District PILOT		\$6,148.16	\$6,148.16
Did IDA took Title to Property	Yes	Total PILOT		\$10,000.00	\$10,000.00
Date IDA Took Title to Property	1/1/2003	Net Exemptions		\$703,710.25	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Affordable Housing				
Location of Project		# of FTEs before IDA Status	12.00		
Address Line1	101 South Pearl St	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	12.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,520.00		
Province/Region		Current # of FTEs	9.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-3.00		
Applicant Name	South Mall Towers				
Address Line1	101 South Pearl St	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12207	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 11A				
Project Type	Lease	State Sales Tax Exemption		\$15,000.00	
Project Name	Swinburne Commerce LLC	Local Sales Tax Exemption		\$15,000.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	0101 18 11	School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$0.00	Total Exemptions		\$30,000.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	9/20/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/20/2018	Net Exemptions		\$30,000.00	
Year Financial Assistance is Planned to End	2049	Project Employment Information			
Notes	Project Amount, Benefited Amount and Job Creation numbers listed in project 0101 18 11 (Swinburne Building LLC)				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	526 Central Avenue	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		50.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	Swinburne Commercial LLC				
Address Line1	1055 Saw Mill River Road	Project Status			
Address Line2					
City	ARDSLEY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 11				
Project Type	Lease	State Sales Tax Exemption		\$90,000.00	
Project Name	Swinburne Project	Local Sales Tax Exemption		\$90,000.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
Original Project Code		Total Exemptions		\$180,000.00	
Project Purpose Category	Construction	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Total Project Amount	\$25,160,905.00				
Benefited Project Amount	\$25,160,905.00				
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	9/20/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/20/2018	Net Exemptions		\$180,000.00	
Year Financial Assistance is Planned to End	2049	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	526 Central Avenue	Original Estimate of Jobs to be Created		47.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		22,000.00	To: 200,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		50.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	The Swinburne Building LLC				
Address Line1	1055 Saw Mill River Road				
Address Line2					
City	ARDSLEY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 14				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	TMG-NY Albany I, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$32,821.65	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$128,938.56	
Original Project Code		School Property Tax Exemption		\$278,624.92	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$21,595,953.00	Total Exemptions		\$440,385.13	
Benefited Project Amount	\$21,595,953.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,782.46	\$3,782.46
Not For Profit	No	Local PILOT		\$14,859.25	\$14,859.25
Date Project approved	8/15/2013	School District PILOT		\$29,755.17	\$29,755.17
Did IDA took Title to Property	Yes	Total PILOT		\$48,396.88	\$48,396.88
Date IDA Took Title to Property	11/14/2014	Net Exemptions		\$391,988.25	
Year Financial Assistance is Planned to End	2054	Project Employment Information			
Notes	RenovationBond information on project 0101 14 16				
Location of Project		# of FTEs before IDA Status		5.00	
Address Line1	400 Hudson Ave	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		5.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		38,440.00	
Province/Region		Current # of FTEs		5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"TMG-NY Albany I, LLC"				
Address Line1	141-07 20th Avenue	Project Status			
Address Line2					
City	WHITESTONE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	11357	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 07			
Project Type	Lease	State Sales Tax Exemption	\$23,918.00	
Project Name	TRPS2, LLC	Local Sales Tax Exemption	\$23,918.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$43,065.00	
Total Project Amount	\$5,583,500.00	Total Exemptions	\$90,901.00	
Benefited Project Amount	\$5,583,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	6/20/2019	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	7/2/2019	Net Exemptions	\$90,901.00	
Year Financial Assistance is Planned to End	2039	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	74-86 Dana Ave	Original Estimate of Jobs to be Created	0.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.25	
Country	United States	# of FTE Construction Jobs during Fiscal Year	160.00	
Applicant Information		Net Employment Change	0.25	
Applicant Name	TRPS2 LLC			
Address Line1	204 Winding Brook Road	Project Status		
Address Line2				
City	NEW ROCHELLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	10804	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 15			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Tricentennial Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,523,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$8,523,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	2/20/2014	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/2/2014	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2020	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	246 Tricentennial Drive	Original Estimate of Jobs to be Created	15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	62,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	38,000.00	To: 95,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	22.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	22.50	
Applicant Name	Tricentennial Properties LLC			
Address Line1	302 Washington Ave Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 97 02A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	United Cerebral Palsy Center 1	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,000,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$3,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$3,000,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	3/20/1997	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/1/1997	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2019	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	445.00	
Address Line1	314 S. Manning Blvd	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	445.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1,705.16	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1,260.16	
Applicant Name	United Cerebral Palsy Center			
Address Line1	314 S. Manning Blvd	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 01 06A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Univ. at Albany Foundation Student Housing - South	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$18,205,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$18,205,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$18,205,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	10/18/2001	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/1/2001	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1400 Washington Ave	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,161.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	8.00	
Applicant Name	Univ. at Albany Foundation of Student Housing			
Address Line1	1400 Washington Ave	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 01 07A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Univ.at Albany Foundation Student Housing - East	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,070,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$14,070,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$14,070,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	10/18/2001	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/1/2001	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1400 Washington Ave	Original Estimate of Jobs to be Created	7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,161.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 63,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	Univ. At Albany Foundation of Student Housing			
Address Line1	1400 Washington Ave	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 01 05A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Univ.at Albany Foundation Student Housing - North	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,275,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$14,275,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$14,275,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	10/18/2001	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/1/2001	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1400 Washington Ave	Original Estimate of Jobs to be Created	4.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,161.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	Univ. at Albany Foundation of Student Housing			
Address Line1	1400 Washington Ave.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 01 08A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Univ.at Albany Foundation Student Housing - West	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$14,140,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$14,140,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$14,140,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	10/18/2001	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	12/1/2001	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1400 Washington Ave	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,161.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	8.00	
Applicant Name	Univ. at Albany Foundation of Student Housing			
Address Line1	1400 Washington Ave	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 17 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	ValueSpace Albany, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,306,193.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$6,306,193.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	3/1/2017	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	3/1/2017	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	40 North Russel Road	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	33,334.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 38,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	"ValueSpace Albany, LLC"			
Address Line1	300 Great Oaks Blvd	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
85	\$18,302,233.12	\$4,886,250.71	\$13,415,982.41	2365

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/06/2020
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/03/2020
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Information:

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

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/03/2020
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	Camoin Associates	Address Line1	120 West Ave
Type of Procurement	Consulting Services	Address Line2	Suite 203
Award Process	Authority Contract - Competitive Bid	City	SARATOGA SPRINGS
Award Date	4/20/2017	State	NY
End Date		Postal Code	12866
Fair Market Value		Plus 4	
Amount	\$7,000.00	Province/Region	
Amount Expended For Fiscal Year	\$7,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	3rd Party Analysis review on IDA projects

2. Vendor Name	Capitalize Albany Corporation	Address Line1	21 Lodge Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2019	State	NY
End Date	12/31/2019	Postal Code	12207
Fair Market Value	\$394,227.96	Plus 4	
Amount	\$394,227.96	Province/Region	
Amount Expended For Fiscal Year	\$394,227.96	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Professional Services

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/03/2020
 Status: UNSUBMITTED
 Certified Date : N/A

3. Vendor Name	City School District of Albany	Address Line1	1 Academy Park
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12207
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$72,167.85	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Maintenance and Utilities for AHCC

4. Vendor Name	Hodgson Russ, LLP	Address Line1	677 Broadway
Type of Procurement	Legal Services	Address Line2	Suite 301
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2019	State	NY
End Date	12/31/2019	Postal Code	12207
Fair Market Value	\$20,000.00	Plus 4	
Amount	\$20,000.00	Province/Region	
Amount Expended For Fiscal Year	\$17,463.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal Services

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

 Run Date: 03/03/2020
 Status: UNSUBMITTED
 Certified Date : N/A

5. Vendor Name	Teal, Becker, and Chiaramonte CPAs, PC	Address Line1	7 Washington Square
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	10/18/2018	State	NY
End Date	8/31/2019	Postal Code	12205
Fair Market Value	\$7,000.00	Plus 4	
Amount	\$7,000.00	Province/Region	
Amount Expended For Fiscal Year	\$7,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Auditing Services

6. Vendor Name	W-ZHA, LLC	Address Line1	1031 Skidmore Drive
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ANNAPOLIS
Award Date	4/20/2017	State	MD
End Date		Postal Code	21409
Fair Market Value		Plus 4	
Amount	\$26,500.00	Province/Region	
Amount Expended For Fiscal Year	\$26,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	3rd Part Analysis for IDA projects

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date: 03/03/2020
Status: UNSUBMITTED
Certified Date : N/A

Additional Comments

Investment Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2019

Run Date : 03/03/2020
Status: UNSUBMITTED
Certified Date: N/A**Investment Information**

Question		Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	www.albanyida.com
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	www.albanyida.com
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	No	

Additional Comments

Mission Statement and Performance Measurements

Name of Public Authority: City of Albany Industrial Development Agency (the “Agency”).

Agency’s Mission Statement:

Assist in the enhancement and diversity of the economy of the City of Albany (the “City”) by acting in support of projects in the City that create and/or retain jobs and/or promote private sector investment utilizing the statutory powers of the Agency as set forth under the provisions of the laws of the State of New York.

Date Adopted: December 16, 2010. **The mission statement did not change during 2019.**

Agency Stakeholders:

Agency Stakeholders include the following: (A) The Mayor of the City of Albany, (B) The members of the Albany Common Council, (C) The residents of the City of Albany, (D) The businesses located or intending to locate in the City of Albany, (E) The City of Albany School District, (F) the State of New York, and (G) local trade unions.

At a minimum, Agency Stakeholders expect the Agency’s members to carry out the business of the Agency in a manner that accomplishes its mission while strengthening the local economy.

List of Performance Measurements:

- A. Number of firms assisted (with cash, loans, technical assistance, and problem-solving) by the Agency. **83**
- B. Number of jobs created with help from Agency assistance. **3,451**
- C. Number of jobs retained with help from Agency assistance. **1,974**
- D. Capital investment made in the City (both total and private funds leveraged with public assistance). **\$1,032,278,424**
- E. Number and dimension of efforts to support local efforts that support continued job growth and economic gains for the City. **Continue to assist projects that support the Albany 2030 initiative (as well as neighborhood plans and IMPACT Downtown). This initiative supports increased job opportunities for all residents, encourages investment in urban land and buildings for employment and housing including the promotion of a variety of housing types to meet the varied needs of Albany’s households.**
- F. Number and dimension of efforts to support regional efforts that support continued job growth and economic gains in the region. **Many of the entities that receive assistance from the agency create and retain permanent jobs as well as temporary construction jobs by hiring local labor that encompasses workers from around the Capital Region.**

ADDITIONAL QUESTIONS:

1. **Have the members of the Agency acknowledged that they have read and understood the mission of the public authority?** The members of the Agency have reviewed the mission statement and have not made amendment to the approved resolution dated December 16, 2010.
2. **Who has the power to appoint the management of the public authority?** The members of the Agency appoint the Chief Executive Officer and Chief Financial Officer of the Agency, as well as the other staff of the Agency.
3. **If the members appoint management, do you have a policy you follow when appointing the management of the Agency?** To the extent that the expertise needed by the Agency resides within the Capitalize Albany Corporation (the “Corporation”), the Agency first looks at candidates from within the Corporation when appointing management of the Agency.
4. **Briefly describe the role of the members and the role of management in the implementation of the mission.** The Mission of the Agency was developed by the members through much consideration and discussion. The members of the Agency act as an independent body of members who all take their role and responsibility as Agency members very seriously. They consider the facts and implications when making determinations. The members make policy decisions, and look to management to implement said policy. All decisions to grant financial assistance by the Agency (“Project Approvals”) require approval of the members; in those cases, the members request insight and recommendations from management; however all final decisions on Project Approvals reside with the voting members of the Agency.
5. **Have the members acknowledged that they have read and understood the responses to each of these questions?** All members participated in the drafting, presentation for discussion, and approval of these responses.

2019 Assessment of the Effectiveness of Internal Controls

City of Albany Industrial Development Agency's ("IDA") Major Business Functions:

The primary mission of the IDA is as follows:

Assist in the enhancement and diversity of the economy of the City of Albany (the "City") by acting in support of projects in the City that create and/or retain jobs and/or promote private sector investment utilizing the statutory powers of the Agency as set forth under the provisions of the laws of the State of New York.

No changes have occurred with respect to funding sources, mission or objectives of the IDA during 2019. Accomplishments, including financial status, committee accomplishments and legal requirements are outlined on a monthly basis via publically advertised and open meetings. Minutes of these meetings as well as supporting documents are maintained on the agency's website.

Risks Associated with IDA Operations:

Public meeting rules are in place and regularly followed. The Chair of the Board of Directors is regularly engaged as are other board members. The Treasurer regularly reviews financial information which is then presented to the board at publically open meetings. Additionally, for both legal and financial aspects, IDA utilizes outside sources with expertise in the associated functions to lend additional controls. As such, risks are deemed to be low for all activities and functions within IDA. A review for 2019 finds no change to the differing levels of involvement and approval.

Internal Control Systems in Place

There has been a longstanding set of policies, procedures and guidelines in place at the IDA that are designed to ensure the IDA's mission is carried out in full and to minimize risk. These items remained in place during 2019. Some of the key internal controls in place include:

- Public meeting and disclosure requirements are in effect and regularly followed.
- Board of Directors annually reviews and accepts the Agency policy manual and NYS PAAA policies.
- As noted previously, the use of external parties provides additional levels of internal control. Additionally, personnel with appropriate backgrounds and experience are utilized to help identify such items as legal or financial risks.
- Consistent reports are provided to management as well as the Treasurer and the full Board of Directors.
- The IDA annually has a financial audit. The financial audit provides an opinion on the financial statements and also includes the audit related assessment of internal controls.
- The Agency's board actions have addressed internal controls through review and adoption of policies and procedures within the Agency's policy manual. These policy and procedures include the following:
 - Annual Board adoption and review of Agency Policy Manual
 - Annual Board adoption and acceptance of NYS PAAA policies
 - Annual Board adoption and acceptance of PARIS reports
 - Annual Board adoption and review of Open Meetings and Conduct & Notification of Public Hearings policies

- Annual Board adoption and review of Project Monitoring & Enforcement and Agency Administrative & Other Fees policies
- Maintenance of website in accordance with the Agency's Access to Agency Records Policy
- Agency board has annually reviewed the Agency mission and Policy Manual to ensure the IDA's primary operations and functions will help fulfill its mission
- IDA staff is trained to understand the IDA objectives, functions, policies, procedures and guidelines
- Annual Board adoption and review of Conflicts of Interest Policy
- Annual Board adoption and review of financial records and Annual Financial Statement policy
- Monthly financial reports reviewed by Board of Directors
- Annual Board adoption and review of deposits & investments of Agency funds
- Annual Board adoption and review of Procurement policy
- Annual Board adoption and review of annual budget and budget policy
- Annual Board adoption and review of Agency property acquisition & disposition policies
- Annual external financial audit with Audit Committee oversight

Extent to Which the Internal Control System is Effective

Management has reviewed the internal control system for 2019 and finds that the items as outlined above remain in place and functioning as expected. The IDA's most recent financial audit (for the calendar year 2018 and the year ended December 31, 2018) identified no material weaknesses or significant deficiencies. Policies and procedures in place are deemed sufficient. As noted previously, IDA staff regularly reviews updates to pertinent rules.

Corrective Action

No specific corrective action is required at this time. Management consistently works to strengthen controls as possible.