

Albany Industrial Development Agency

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

Anthony J. Ferrara, *Chairman*
Tracy Metzger, *Vice Chairperson*
Darius Shahinfar, *Treasurer*
Susan Pado, *Secretary*
C. Anthony Owens
Lee Eck
Dominick Calsolaro

Michael Yevoli, *Chief Executive Officer*
Erik J. Smith, *Chief Financial Officer*
John Reilly, *Agency Counsel*

To: Anthony J. Ferrara
Tracy Metzger
Darius Shahinfar
Susan Pado
C. Anthony Owens
Lee Eck
Dominick Calsolaro

Michael Yevoli
Erik Smith
John Reilly
Joseph Scott
Sarah Reginelli
Bradley Chevalier
Andy Corcione

Date: March 14, 2014

AGENDA

PLEASE NOTE THAT PUBLIC HEARING(S) CONCERNING THE FOLLOWING PROJECT(S) WILL BE HELD AT 12:00pm ON
Thursday, March 20th, 2014 at 21 Lodge St, Albany, NY 12207

CDP Holland LLC

The regular meeting of the City of Albany IDA will be held on **March 20, 2014 at 12:15PM** at 21 Lodge St (Large Conference Room)

Reading of Minutes of the Regular Meeting of February 20, 2014

Approval of Minutes of the Regular Meeting of February 20, 2014

Reports of Committees

Report of Chief Executive Officer

Report of Chief Financial Officer

- Financial Reports

Communications

Unfinished Business

- None

New Business

- Dilek LLC Sales Tax Letter Extension Resolution
- 60 State Place LLC Resolution Authorizing Additional Financing
- Review of Draft 2013 Audited Financial Statements
- Review of Draft 2013 Annual Report
- Review of Draft 2013 Procurement Report
- Review of Draft 2013 Investment Report

Other Business

- None

* The next regularly scheduled meeting is Thursday, April 17th, 2014 at 21 Lodge Street, Albany, NY 12207

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IDA MINUTES OF REGULAR MEETING Thursday, February 20, 2014

Attending: Anthony J. Ferrara, Tracy Metzger, Darius Shahinfar, Susan Pedo, C. Anthony Owens and Lee Eck

Absent:

Also Present: Erik Smith, John Reilly, Joe Scott, Bradley Chevalier, Andy Corcione, Amanda Vitullo & Amy Gardner

Chairman Anthony J. Ferrara called the regular meeting of the IDA to order at 12:17 PM.

Roll Call

Chairman Ferrara reported that all Board members were present.

Reading of Minutes of the Regular Meeting of January 23, 2014

Since the minutes of the previous meeting had been distributed to Board members in advance for review, Chairman Ferrara made a proposal to dispense with the reading of the minutes.

Approval of Minutes of the Regular Meeting of January 23, 2014

Chairman Ferrara made a proposal to approve the minutes of the regular Board meeting of January 23, 2014 as presented. A motion to accept the minutes, as presented, was made by Anthony Owens and seconded by Tracy Metzger. A vote being taken, the minutes were accepted unanimously.

Reports of Committees

None

Report of Chief Executive Officer

None

Report of Chief Financial Officer

Erik Smith reviewed the monthly financial report with the Board. Mr. Smith reviewed year-to-date and projected cash inflows and outlays. Mr. Smith advised the Board that the expenditure activity through February 28th is consistent with the IDA's budget. At this time the IDA's projected year-end cash balance is \$1,848,325.

Communications

Brad Chevalier reported that letters had been received regarding the 733 Broadway project and had been distributed for Board review

Unfinished Business

Tricentennial Properties LLC Project Synopsis

Counsel reviewed the project synopsis, which had been distributed prior to the Board meeting with the Board. Staff advised the Board that the project received a positive recommendation from the Finance Committee for approvals.

Tricentennial Properties LLC Resolution Making Retail Findings

Counsel reviewed the Resolution with the Board.

Chairman Ferrara presented the Tricentennial Properties LLC Resolution Making Retail Findings to the Board. A motion to adopt the Resolution was made by Anthony Owens and seconded by Susan Pedo. A vote being taken, the Resolution passed unanimously.

Tricentennial Properties LLC Pilot Deviation Approval Resolution

Counsel reviewed the Resolution with the Board.

Chairman Ferrara presented the Tricentennial Properties LLC PILOT Deviation Approval Resolution to the Board. A motion to adopt the Resolution was made by Anthony Owens and seconded by Darius Shahinfar. A vote being taken, the Resolution passed unanimously.

Tricentennial Properties LLC Approving Resolution

Counsel reviewed the Resolution with the Board.

Chairman Ferrara presented the Tricentennial Properties LLC Approving Resolution to the Board. A motion to adopt the Resolution was made by Lee Eck and seconded by Susan Pedo. A vote being taken, the Resolution passed unanimously.

New Business

Madison Properties of Albany LLC Resolution Authorizing New Mortgage

Counsel reviewed the Resolution with the Board. The Applicant is requesting the Board take administrative action to allow the project to obtain additional financing through their lender. The Applicant is seeking no additional benefits from the agency.

Chairman Ferrara presented the Madison Properties of Albany LLC Resolution Authorizing New Mortgage to the Board. A motion to adopt the Resolution was made by Anthony Owens and seconded by Lee Eck. A vote being taken, the Resolution passed unanimously.

CDP Holland LLC Public Hearing Resolution

Staff advised the Board that they had begun reviewing the application and would provide updates as the project progresses through staff review. The project will involve the demolition of the building at 25 Holland Avenue. The Gallery on Holland will be a five story apartment building with 125 market rate 1 and 2 bedroom units built in place of the demolished building. The Applicant is seeking financial assistance, specifically: sales and use tax exemption; mortgage recording tax exemption, and real property tax abatement. The proposed PILOT was discussed. Staff advised the Board that the project was discussed at the most recent Finance Committee meeting and received a positive recommendation for consideration of a public hearing resolution.

Chairman Ferrara presented the CDP Holland LLC Public Hearing Resolution to the Board. A motion to adopt the Resolution was made by Lee Eck and seconded by Tracy Metzger. A vote being taken, the Resolution passed unanimously.

2014 Resolution Authorizing Professional Services Contract With Capitalize Albany Corporation

Erik Smith reviewed the resolution and the agreement with the Board. Section 1 of the Agreement outlines the services Capitalize Albany Corporation (“the Corporation”) will provide to the Industrial Development Agency (IDA) and the Capital Resource Corporation (CRC). For the services rendered, the IDA and CRC will pay the Corporation an amount not to exceed \$300,000.

Chairman Ferrara presented the 2014 Resolution Authorizing Professional Services Contract With Capitalize Albany Corporation to the Board. A motion to adopt the Resolution was made by Susan Pedo and seconded by Darius Shahinfar. A vote being taken, the Resolution passed unanimously.

2014 Resolution Approving Contract for Services With Capitalize Albany Corporation

Erik Smith reviewed the resolution and the agreement with the Board. Mr. Smith advised the Board that the agreement was consistent with last year’s agreement.

Chairman Ferrara presented the 2014 Resolution Approving Contract for Services with Capitalize Albany Corporation to the Board. A motion to adopt the Resolution was made by Darius Shahinfar and seconded by Anthony Owens. A vote being taken, the Resolution passed unanimously.

Other Business

None

Executive Session

None

There being no further business, Chairman Ferrara adjourned the meeting at 12:45PM.

Respectfully submitted,

(Assistant) Secretary

City of Albany IDA
2014 Monthly Cash Position
February 2014

	ACTUAL		PROJECTED										
	January	February	March	April	May	June	July	August	September	October	November	December	YTD Total
Beginning Balance	\$ 754,526	\$ 970,441	\$ 1,079,993	\$ 1,697,843	\$ 2,009,884	\$ 2,135,399	\$ 2,090,406	\$ 2,063,077	\$ 2,034,247	\$ 1,941,417	\$ 1,911,087	\$ 1,880,756	\$ 754,526
Revenue													
Fee Revenue													
Application Fee	\$ 3,000	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Agency Fee	293,100	30,320	754,833	344,077	155,845	49,536	-	-	-	-	-	-	1,627,710
Administrative Fee	500	-	500	-	-	-	-	-	-	-	-	-	1,000
Modification Fee	500	-	-	-	-	-	-	-	-	-	-	-	500
Subtotal - Fee Revenue	<u>\$ 297,100</u>	<u>\$ 31,820</u>	<u>\$ 755,333</u>	<u>\$ 344,077</u>	<u>\$ 155,845</u>	<u>\$ 49,536</u>	<u>\$ 3,000</u>	<u>\$ 1,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,638,210</u>
Other Revenue													
Project Benefit Agreement	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest Income	41	16	18	28	33	36	35	34	34	32	32	31	370
CRC	-	-	-	-	-	-	-	-	-	-	-	-	-
NYS BIC	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal - Other Revenue	<u>\$ 41</u>	<u>\$ 100,016</u>	<u>\$ 18</u>	<u>\$ 28</u>	<u>\$ 33</u>	<u>\$ 36</u>	<u>\$ 35</u>	<u>\$ 34</u>	<u>\$ 34</u>	<u>\$ 32</u>	<u>\$ 32</u>	<u>\$ 31</u>	<u>\$ 100,370</u>
Total - Revenue	<u>\$ 297,141</u>	<u>\$ 131,836</u>	<u>\$ 755,351</u>	<u>\$ 344,105</u>	<u>\$ 155,878</u>	<u>\$ 49,571</u>	<u>\$ 3,035</u>	<u>\$ 1,534</u>	<u>\$ 34</u>	<u>\$ 32</u>	<u>\$ 32</u>	<u>\$ 31</u>	<u>\$ 1,738,580</u>
Expenditures													
Management Contract	\$ -	\$ -	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 300,000
Downtown Tactical Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
APA Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Audits	-	5,300	-	1,700	-	-	-	-	-	-	-	-	7,000
Agency Counsel	42,000	-	-	-	-	-	-	-	-	-	-	-	42,000
ED Support	-	-	62,500	-	-	62,500	-	-	62,500	-	-	62,500	250,000
Sub-lease AHCC	39,226	16,421	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	100,647
NYS BIC	-	-	-	-	-	-	-	-	-	-	-	-	-
D & O Insurance	-	-	-	-	-	1,700	-	-	-	-	-	-	1,700
Misc.	-	563	-	364	364	364	364	364	364	362	363	363	3,835
Other Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total - Expenditures	<u>\$ 81,226</u>	<u>\$ 22,284</u>	<u>\$ 137,500</u>	<u>\$ 32,064</u>	<u>\$ 30,364</u>	<u>\$ 94,564</u>	<u>\$ 30,364</u>	<u>\$ 30,364</u>	<u>\$ 92,864</u>	<u>\$ 30,362</u>	<u>\$ 30,363</u>	<u>\$ 92,863</u>	<u>\$ 705,181</u>
Ending Balance	<u>\$ 970,441</u>	<u>\$ 1,079,993</u>	<u>\$ 1,697,843</u>	<u>\$ 2,009,884</u>	<u>\$ 2,135,399</u>	<u>\$ 2,090,406</u>	<u>\$ 2,063,077</u>	<u>\$ 2,034,247</u>	<u>\$ 1,941,417</u>	<u>\$ 1,911,087</u>	<u>\$ 1,880,756</u>	<u>\$ 1,787,925</u>	<u>\$ 1,787,925</u>

City of Albany IDA

Fee Detail by Month

February 2014

	Name	Application Fee	Agency Fee	Administration Fee	Modification Fee	TOTAL FEE
<i>January</i>	LV Apartments, LP	\$ -	\$ 293,100	\$ -	\$ -	\$ 293,100
	Sixty State Place, LLC	-	-	500	500	-
	733 Broadway, LLC	1,500	-	-	-	1,500
	Tricentennial Properties, LLC	1,500	-	-	-	1,500
	TOTAL	\$ 3,000	\$ 293,100	\$ 500	\$ 500	\$ 297,100
<i>February</i>	412 Broadway Realty, LLC	\$ -	\$ 30,320	\$ -	\$ -	\$ 30,320
		1,500	-	-	-	1,500
	TOTAL	\$ 1,500	\$ 30,320	\$ -	\$ -	\$ 31,820
<i>March</i>	Tricentennial Properties, LLC	\$ -	\$ 85,230	\$ -	\$ -	\$ 85,230
	Fuller Road Management Corporation	-	100,000	-	-	100,000
	144 State Street Properties, LLC	-	469,603	-	-	-
	Columbia 425 NS, LLC	-	-	500	-	500
	488 Broadway Arcade, LLC	-	100,000	-	-	100,000
	TOTAL	\$ -	\$ 754,833	\$ 500	\$ -	\$ 755,333
<i>April</i>	TMG-NY Albany I, LP	\$ -	\$ 190,233	\$ -	\$ -	\$ 190,233
	Sheridan Hollow Village, LLC/Sheridan Hollow Enterprises	-	153,843	-	-	153,843
	TOTAL	\$ -	\$ 344,077	\$ -	\$ -	\$ 344,077
<i>May</i>	132 State Street Properties, LLC	\$ -	\$ 23,515	\$ -	\$ -	\$ 23,515
	136 State Street Properties, LLC	-	35,905	-	-	35,905
	Aeon Nexus Corporation	-	18,335	-	-	18,335
	140 State Street Properties, LLC	-	13,055	-	-	13,055
	67 Howard Street, LLC	-	65,035	-	-	65,035
		-	-	-	-	-
		-	-	\$ -	-	-
	TOTAL	\$ -	\$ 155,845	\$ -	\$ -	\$ 155,845
	40 Steuben LLC	\$ -	\$ 49,536	\$ -	\$ -	\$ 49,536
		-	-	-	-	-
<i>June</i>		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
	TOTAL	\$ -	\$ 49,536	\$ -	\$ -	\$ 49,536

City of Albany IDA

Fee Detail by Month

February 2014

	Name	Application Fee	Agency Fee	Administration Fee	Modification Fee	TOTAL FEE
<i>July</i>	Columbia 425 NS, LLC	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
	488 Broadway Arcade, LLC	1,500	-	-	-	1,500
		-	-	-	-	-
		-	-	-	-	-
	TOTAL	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
<i>August</i>		\$ -	\$ -	\$ -	\$ -	-
		-	-	-	-	-
	134 State Street Properties, LLC	1,500	-	-	-	1,500
		-	-	-	-	-
	TOTAL	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
<i>September</i>		\$ -	\$ -	\$ -	\$ -	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>October</i>		\$ -	\$ -	\$ -	\$ -	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>November</i>		\$ -	\$ -	\$ -	\$ -	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
<i>December</i>		\$ -	\$ -	\$ -	\$ -	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
	2012 TOTAL	\$ 9,000	\$ 1,627,710	\$ 1,000	\$ 500	\$ 1,638,210
		<i>Application Fee</i>	<i>Agency Fee</i>	<i>Administration Fee</i>	<i>Modification Fee</i>	<i>TOTAL FEE</i>

**SALES TAX LETTER EXTENSION RESOLUTION
DILEK, LLC PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the “Agency”) was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on March 20, 2014 at 12:15 p.m., local time.

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

PRESENT:

Anthony J. Ferrara	Chairman
Tracy Metzger	Vice Chairman
Hon. Darius Shahinfar	Treasurer
Susan Pedo	Secretary
Dominick Calsolaro	Member
Lee Eck	Member
C. Anthony Owens	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Michael J. Yevoli	CEO - Capitalize Albany Corporation
Erik Smith	CFO - Capitalize Albany Corporation
Bradley Chevalier	Senior Economic Developer, Capitalize Albany Corporation
Andrew Corcione	Economic Developer, Capitalize Albany Corporation
Amanda Vitullo	Communications and Marketing Assistant
Amy Gardner	Administrative Assistant, Capitalize Albany Corporation
John J. Reilly, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

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

Resolution No. 0314-____

**RESOLUTION APPROVING THE DELIVERY OF A REVISED SALES TAX
LETTER FOR THE DILEK, LLC PROJECT**

WHEREAS, City of Albany Industrial Development Agency (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, construct, reconstruct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, pursuant to a resolution duly adopted by the members of the Agency on July 19, 2012 (the “Approving Resolution”), the Agency agreed to assist Dilek, LLC, a New York limited liability company (the “Company”) in undertaking a project (the “Project”) consisting of the following: (A) (1) the acquisition of an interest in a parcel of land containing approximately 0.06 acres and located at 423-425 Madison Avenue in the City of Albany, Albany County, New York (the “Land”) together with the existing facility containing approximately 1,730 square feet of space located on the Land (the “Existing Facility”), (2) the demolition of the Existing Facility, (3) the construction of a new building to contain approximately 7,000 square feet of space (the “Facility”) and (4) the acquisition and installation therein and thereon of certain machinery and equipment (the “Equipment”) (the Land, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”), the Facility and portions of the Equipment to be owned by the Company and leased to various commercial and residential tenants, including Mel’s Pies and Burgers, and the balance of the Equipment to be owned by Mel’s Pies and Burgers, for use by the tenants for commercial, restaurant, retail and/or residential uses and other directly and indirectly related activities; (B) the granting of “financial assistance” (within the meaning of the Act) with respect to the foregoing, including potential exemptions from certain sales taxes, real estate transfer taxes, mortgage recording taxes and real property taxes (the “Financial Assistance”); and (C) the lease (with the obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company has submitted an e-mail to the Agency (the “Company E-Mail”), a copy of same is attached as **Schedule A**, indicating that its initial estimates of the completion date of the Project were not accurate and that the sales tax letter originally delivered by the Agency to the Company will expire prior to the completion of the Project; and

WHEREAS, the Company has requested that the Agency deliver a revised sales tax letter which reflects an extended completion date for the Project,

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

Section 1. The Agency has reviewed the Company E-Mail and, based upon the representations made by the Company to the Agency in the Company E-Mail, based thereon, the Agency hereby makes the following findings and determinations with respect to the Project:

(A) The Project constitutes a “project” within the meaning of the Act; and

(B) The Project does not differ from the Project approved by the Agency pursuant to the Approving Resolution and as described in the Agency Documents (as defined in the Approving Resolution); and

(C) The granting of the Financial Assistance by the Agency with respect to the Project, will promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of the City of Albany, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act; and

(D) The completion of the Project will serve the public purposes of the Act by preserving permanent, private sector jobs or increasing the overall number of permanent, private sector jobs in the State of New York; and

(E) Upon compliance with the provisions of the Act, the Agency would then be authorized under the Act to undertake the Project in order to promote the job opportunities, health, general prosperity and economic welfare of the inhabitants of the City of Albany, New York and the State of New York and improve their standard of living.

Section 2. In consequence of the foregoing, the Agency hereby determines to execute and deliver a revised sales tax letter (the "Revised Sales Tax Letter") to reflect the new completion date of the Project and the increased costs of the Project, subject to the following conditions: (A) the payment of the Agency's administrative fee, if any, (B) evidence satisfactory to the Agency and its staff that the Company is in compliance with the Agency's policies relating to the Project; (C) the payment of the fees and expenses of the Agency Counsel and Agency Bond Counsel, (D) the execution and delivery of documents prepared by Bond Counsel to provide for the extension of the sales tax letter, and (E) the following additional conditions: _____.

Section 3. The Chairman (or Vice Chairman) of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Revised Sales Tax Letter, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto.

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 Revised Sales Tax Letter and the Agency Documents, 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 the Revised Sales Tax Letter and the Agency 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:

Anthony J. Ferrara	VOTING	_____
Tracy Metzger	VOTING	_____
Hon. Darius Shahinfar	VOTING	_____
Susan Peto	VOTING	_____
Dominick Calsolaro	VOTING	_____
Lee Eck	VOTING	_____
C. Anthony Owens	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

SCHEDULE A
COMPANY E-MAIL

From: Nahal, Henry J. [<mailto:HNahal@hblaw.com>]

Sent: Monday, March 17, 2014 11:11 AM

To: Scott III, A. Joseph

Cc: Yusuf Dincer

Subject: Dilek

Joe:

It is my understanding that the sales tax letter on the above referenced project expires on March 31, 2014. My client had a conversation with Bradley Chevalier and I was asked to reach out to you on this matter. I did so on March 10.

While we were not able to connect I have been informed that a request for an extension and an explanation of its need would be appropriate. Thus the basis for the following;

Dilek LLC. has had the project delayed by a number of circumstances:

Site excavation revealed several historical objects and an archeological site review needed to be conducted;

After excavation soil testing results established the need for piles prior to foundation construction;

Issues related to the GC caused delays. A new Contractor is taking over the project.

Primarily for these issues, we are requesting an extension of the Sales Tax Letter through January 15, 2014.

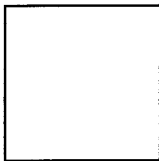
It is my understanding that my client is up to date on all payments and reports.

Please contact me at your earliest convenience to discuss.

Thank You.

Henry

Henry J. Nahal
Of Counsel



80 State Street • Albany, NY 12207

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www.hblaw.com • [vCard](#) • [Profile](#)

From: Nahal, Henry J. [mailto:HNahal@hblaw.com]
Sent: Monday, March 17, 2014 3:26 PM
To: Scott III, A. Joseph
Cc: 'Bradley Chevalier'
Subject: RE: Dilek [IWOV-Business.FID2992238]

You're right I should have put down 2015 not 2014. Sorry for the mix up.

From: Scott III, A. Joseph [mailto:Ascott@hodgsonruss.com]
Sent: Monday, March 17, 2014 1:34 PM
To: Nahal, Henry J.
Cc: 'Bradley Chevalier'
Subject: RE: Dilek [IWOV-Business.FID2992238]

See your e-mail below. Please confirm that you want the Sales Tax Letter extended to January 14, 2015 (not 2014).

From: Nahal, Henry J. [mailto:HNahal@hblaw.com]
Sent: Monday, March 17, 2014 11:41 AM
To: Scott III, A. Joseph
Subject: RE: Dilek [IWOV-Business.FID2992238]

Thank you. Please let me know if you need anything or if you need a representative of Dilek at the meeting.

From: Scott III, A. Joseph [mailto:Ascott@hodgsonruss.com]
Sent: Monday, March 17, 2014 11:39 AM
To: Nahal, Henry J.
Subject: RE: Dilek [IWOV-Business.FID2992238]

I believe I have what I need. I will confirm later today.

From: Nahal, Henry J. [mailto:HNahal@hblaw.com]
Sent: Monday, March 17, 2014 11:11 AM
To: Scott III, A. Joseph
Cc: Yusuf Dincer
Subject: Dilek

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While we were not able to connect I have been informed that a request for an extension and an explanation of its need would be appropriate. Thus the basis for the following;

Dilek LLC. has had the project delayed by a number of circumstances:

Site excavation revealed several historical objects and an archeological site review needed to be conducted;

After excavation soil testing results established the need for piles prior to foundation construction;

Issues related to the GC caused delays. A new Contractor is taking over the project.

Primarily for these issues, we are requesting an extension of the Sales Tax Letter through January 15, 2014.

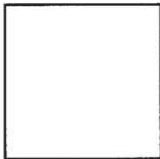
It is my understanding that my client is up to date on all payments and reports.

Please contact me at your earliest convenience to discuss.

Thank You.

Henry

Henry J. Nahal
Of Counsel



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**RESOLUTION AUTHORIZING ADDITIONAL FINANCING – MARCH 2014
SIXTY STATE PLACE, LLC PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the "Agency") was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on March 20, 2014 at 12:15 p.m., local time.

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

PRESENT:

Anthony J. Ferrara	Chairman
Tracy Metzger	Vice Chairman
Hon. Darius Shahinfar	Treasurer
Susan Pedo	Secretary
Dominick Calsolaro	Member
Lee Eck	Member
C. Anthony Owens	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Michael J. Yevoli	CEO - Capitalize Albany Corporation
Erik Smith	CFO - Capitalize Albany Corporation
Bradley Chevalier	Senior Economic Developer, Capitalize Albany Corporation
Andrew Corcione	Economic Developer, Capitalize Albany Corporation
Amanda Vitullo	Communications and Marketing Assistant
Amy Gardner	Administrative Assistant, Capitalize Albany Corporation
John J. Reilly, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

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

Resolution No. 0314-____

**RESOLUTION AUTHORIZING THE EXECUTION BY CITY OF ALBANY
INDUSTRIAL DEVELOPMENT AGENCY OF A CERTAIN MORTGAGE AND
RELATED DOCUMENTS IN CONNECTION WITH THE SIXTY STATE PLACE,
LLC PROJECT.**

WHEREAS, City of Albany Industrial Development Agency (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, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, on or about August 18, 2011, the Agency granted certain "financial assistance" within the meaning of the Act (the "Financial Assistance") to Sixty State Place, 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 a parcel of land having an address of 60 State Street in the City of Albany, Albany County, New York (the "Land"), together with an existing approximately 25,000 square foot, four story building (the "Facility") located thereon, (2) the renovation and reconstruction of portions of the Facility; and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment," and together with the Land and the Facility, being collectively referred to as the "Project Facility"), all of the foregoing to be owned by the Company and leased to various tenants for commercial and residential purposes; (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 property taxes, real property transfer taxes and mortgage recording taxes; and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Agency has a leasehold and license interest in the Land pursuant to (A) a certain lease to agency dated as of August 1, 2012 (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") for a lease term ending on December 31, 2032 and (B) a certain license agreement dated as of August 1, 2012 (the "License to Agency") by and between the Company, as licensor, and the Agency, as licensee; 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 \$3,000,000 (the "Loan") from Pioneer Savings Bank (the "Lender"), which Loan was secured by (1) a mortgage and security agreement dated as of December 1, 2011 (the "Mortgage") from the Agency and the Company to the Lender and (2) an assignment of rents and leases dated as of December 1, 2011 (the "Assignment of Rents") from the Agency and the Company to the Lender, and (B) an additional loan in the amount of \$1,000,000 from the Lender (the "Second Loan"), which Second Loan is secured by a mortgage, assignment of leases and rents and a security agreement on the Project Facility; and

WHEREAS, by letter dated February 25, 2014 (the "Request"), which Request is attached hereto as Exhibit A, the Agency was informed that the Company will be obtaining an additional loan in the amount of \$500,000 from Capitalize Albany Corporation (the "New Loan"), which New Loan will be secured by a mortgage, assignment of leases and rents and a security agreement on the Project Facility; and

WHEREAS, pursuant to the Request, as the Agency has a leasehold and license interest in the Land, the Agency is being asked to enter into a mortgage, an assignment of leases and rents, a security agreement and any related documents (collectively, the "New Loan Documents"); and

WHEREAS, in connection with the execution and delivery of the New Loan Documents, the Agency will not be providing any benefits to the Company via exemption from the mortgage recording tax; 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:

(A) The Request constitutes a "Type II action" pursuant to 6 NYCRR 617.5(c)(23), 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.

(B) The Agency will not be granting any mortgage recording tax exemption relating to the Request.

(C) That since compliance by the Agency with the Request will not result in the Agency providing more than \$100,000 of "financial assistance" (as such quoted term is defined in the Act) to the Company, Section 859-a of the Act does not require a public hearing to be held with respect to the Request.

Section 2. In consequence of the foregoing, the Agency hereby determines to execute and deliver the New Loan Documents, subject to the following conditions: (A) approval of the form of the New Loan Documents, by Agency counsel and Special Agency counsel, (B) the payment of the Agency's administrative fee, if any, (C) evidence satisfactory to the Agency and its staff that the Company is in compliance with the Agency's policies relating to the Project; (D) the payment of the fees and expenses of the Agency Counsel and Agency Bond Counsel, (E) the execution and delivery of documents prepared by Special Agency counsel to provide for the New Loan, and (F) the following additional conditions:

Section 3. Subject to the satisfaction of the conditions described in Section 2 hereof, the Chairman (or Vice Chairman) of the Agency is hereby authorized to execute and deliver the New Loan Documents to the Company, 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

Chairman (or Vice Chairman) shall approve, the execution thereof by the Chairman (or Vice Chairman) 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 New Loan Documents, 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 the New Loan 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:

Anthony J. Ferrara	VOTING	_____
Tracy Metzger	VOTING	_____
Hon. Darius Shahinfar	VOTING	_____
Susan Pado	VOTING	_____
Dominick Calsolaro	VOTING	_____
Lee Eck	VOTING	_____
C. Anthony Owens	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, including the Resolution contained therein, held on March 20, 2014 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein 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 duly 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 20th day of March, 2014.

(Assistant) Secretary

(SEAL)

March XX, 2014

The Chairman and Board of Directors
City of Albany Industrial Development Agency,
a Component Unit of the City of Albany

We have audited the financial statements 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, 2013, and have issued our report thereon dated March XX, 2014. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated October 1, 2013, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Agency, solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our Firm, as appropriate, and our Firm have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Agency's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Agency is included in Note 1 to the financial statements. There has been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2013. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Financial Statement Disclosures

The financial statement disclosures are neutral, consistent, and clear.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior years on the relevant classes of transactions, account balances, or disclosures, and the financial statements as a whole and each applicable opinion unit. We did not identify any misstatements during the audit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. We did not identify any misstatements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Agency's financial statements or the auditors' report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the representation letter dated March XX, 2014.

Management Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the Agency, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the Agency, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the Agency's auditors.

With respect to the required supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior year, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the information and use of the Board of Directors and management of the Agency, and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

TEAL, BECKER & CHIARAMONTE, CPAs, P.C.

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

***FINANCIAL STATEMENTS
DECEMBER 31, 2013 AND 2012***

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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
Albany, New York

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, 2013 and 2012, 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

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 audit. 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, 2013 and 2012, 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 6 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 __, 2014, 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 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 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 __, 2014

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 the 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 2013 and 2012. 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.

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 CAIDA. Lease payments are usually equal to the debt service obligations of the issued bonds. 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 planning, zoning, or 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 anticipated employment impact, the "public benefits" related to the proposed project, and other economic impacts and benefits on the local economy. As part of the review process, 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 request financial incentives greater than \$100,000 in value.

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

Management's Discussion and Analysis

FINANCIAL OPERATIONS HIGHLIGHTS

The chart below provides a condensed summary of revenues and expenses for the years December 31, 2013 and 2012:

	<u>2013</u>	<u>2012</u>
Total revenues, gains, and other support	\$597,206	\$787,655
Total expenses	<u>669,983</u>	<u>610,396</u>
NET INCOME (LOSS)	<u>\$ (72,777)</u>	<u>\$177,259</u>

Agency revenues are predominantly derived from a 1% administrative fee paid by applicants for 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 Straight Lease projects closed in 2013:

Columbia Harriman 455, LLC

Acquisition of land at 455 Patroon Creek Boulevard and construction of an approximately 63,000 square foot office building on the site. This approximately \$12 million project will create or retain an estimated 250 permanent jobs and create an estimated 200 construction jobs.

581 Livingston Avenue, LLC

This project includes the demolition of an existing structure and construction of a new three-story, 50-unit senior housing facility and related parking. This approximately \$3.6 million project will create one permanent job and an estimated 25 construction jobs.

Albany Medical Science Research, LLC

This project consists of the stabilization of an approximately 154,000 square foot, five-story biomedical research and administrative facility and a four-story, 606 space parking garage located on over five acres. The applicant proposes undertaking the stabilization of the entire facility through actively marketing and leasing the vacant, highly specialized tenant space to new biomedical research tenants and upon stabilization market and sell the stabilized facility. This project will create an estimated 120 permanent jobs.

Dilek, LLC

This project consists of demolishing an existing one-story structure and constructing a new three-story, 7,000 square foot mixed-use structure. The building will house six market rate apartments and a 2,500 square foot commercial space. This approximately \$1.9 million project will create an estimated 19 permanent jobs and create an estimated 14 construction jobs.

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

Management's Discussion and Analysis

A condensed summary of CAIDA's net position at December 31, 2013 and 2012 is shown below:

	<u>2013</u>	<u>2012</u>
<u>Assets</u>		
Cash and Cash Equivalents	\$725,300	\$740,057
Accounts Receivable	-	108,040
Mortgage Notes Receivable	<u>131,970</u>	<u>131,970</u>
TOTAL ASSETS	<u>\$857,270</u>	<u>\$980,067</u>
<u>Liabilities and Net Assets</u>		
Accounts Payable	\$ 74,408	\$ 124,428
Mortgage Notes Payable	<u>131,970</u>	<u>131,970</u>
Total Liabilities	206,378	256,398
Net Position - Unrestricted	<u>650,892</u>	<u>723,669</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$857,270</u>	<u>\$980,067</u>

FUTURE OPERATIONS

As of December 31, 2013, the following projects have been approved by the CAIDA Board and are expected to close by March 31, 2014:

Fuller Road Management Corporation

Redevelopment of the vacant Kiernan Plaza (formerly Union Station) building in Downtown as the Smart Cities Technology Innovation Center (SCiTI Center) to serve as an urban catalyst for business innovation, economic vitality, and educational outreach. Fuller Road Management Corporation (FRMC) is undertaking this project on behalf of the College of Nanoscale Science and Engineering (CNSE). This approximately \$10 million project will create an estimated 150 permanent jobs, retain an additional 100 jobs, and create an estimated 50 construction jobs.

488 Broadway Arcade LLC

This project will convert an approximately 75,000 square foot mixed-use retail and commercial office building into mixed-use retail and residential space. Upon completion, this building will feature 68 residential rental units and 12,000 square foot rentable commercial space. This approximately \$10 million project will create an estimated 20 permanent jobs and create an estimated 55 construction jobs.

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

Management's Discussion and Analysis

412 Broadway

This project will convert a vacant five-story mixed-use retail and commercial office building into an approximately 40,000 square foot mixed-use retail and residential space. When complete, the building will contain 32 residential rental units and commercial space of over 6,400 square feet. This approximately \$3 million project will create an estimated eight permanent jobs, and create an estimated 26 construction jobs.

FINANCIAL STATEMENTS

CAIDA's financial statements are prepared on an accrual basis in accordance with accounting principles generally accepted in the United States of America 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.

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

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

Statements Of Net Position

December 31

	<u>2013</u>	<u>2012</u>
<u>Assets</u>		
Current assets:		
Cash and cash equivalents	\$ 725,300	\$ 740,057
Accounts receivable	<u>-</u>	<u>108,040</u>
Total current assets	725,300	848,097
Mortgage notes receivable (Note 2)	<u>131,970</u>	<u>131,970</u>
 Total Assets	 <u>\$ 857,270</u>	 <u>\$ 980,067</u>
<u>Liabilities And Net Position</u>		
Current liabilities:		
Accounts payable	<u>\$ 74,408</u>	<u>\$ 124,428</u>
Total current liabilities	74,408	124,428
Mortgage payable (Note 4)	<u>131,970</u>	<u>131,970</u>
Total liabilities	206,378	256,398
Net position - unrestricted	<u>650,892</u>	<u>723,669</u>
 Total Liabilities And Net Position	 <u>\$ 857,270</u>	 <u>\$ 980,067</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>2013</u>	<u>2012</u>
Operating revenues:		
Fees	\$ 596,232	\$ 684,552
Total operating revenues	<u>596,232</u>	<u>684,552</u>
Operating expenses:		
Economic development support	300,000	250,000
Professional services	298,147	305,957
Other	<u>2,728</u>	<u>12,509</u>
Total operating expenses	<u>600,875</u>	<u>568,466</u>
Operating income (loss)	<u>(4,643)</u>	<u>116,086</u>
Non-operating revenues:		
Interest income	974	603
Economic development support (Note 3)	<u>-</u>	<u>102,500</u>
Total non-operating revenues	<u>974</u>	<u>103,103</u>
Non-operating expenses:		
Lease expenses (Note 7)	<u>69,108</u>	<u>41,930</u>
Total non-operating expenses	<u>69,108</u>	<u>41,930</u>
Net income (loss)	(72,777)	177,259
Net position - beginning	<u>723,669</u>	<u>546,410</u>
Net Position - Ending	<u>\$ 650,892</u>	<u>\$ 723,669</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>2013</u>	<u>2012</u>
Cash flows for operating activities:		
Receipts from fees	\$ 688,710	\$ 587,211
Payments for economic development support	(362,500)	(187,500)
Payments for professional services	(288,973)	(306,484)
Payment for other expenses	(2,600)	(12,509)
Net cash provided by operating activities	<u>34,637</u>	<u>80,718</u>
Cash flows from investing activities:		
Interest	974	603
Lease expenses	(50,368)	(99,276)
Net cash used by investing activities	<u>(49,394)</u>	<u>(98,673)</u>
Cash flows from financing activities:		
Economic development support	-	102,500
Net cash provided by financing activities	<u>-</u>	<u>102,500</u>
Net increase (decrease) in cash and cash equivalents	(14,757)	84,545
Balances - beginning of year	<u>740,057</u>	<u>655,512</u>
Balances - End Of Year	<u>\$ 725,300</u>	<u>\$ 740,057</u>
Reconciliation of operating income (loss) to net cash used by operating activities:		
Operating income (loss)	\$ (4,643)	\$ 116,086
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Changes in assets and liabilities:		
Accounts receivable	108,040	(108,040)
Accounts payable	(68,760)	72,672
Net Cash Provided By Operating Activities	<u>\$ 34,637</u>	<u>\$ 80,718</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)

At December 31, 2013, the carrying amount of the Agency's deposits, including cash and a money market account, is \$725,300. 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	\$ 514,526
Covered by federal deposit insurance	<u>250,000</u>
Total Bank Balances	<u>\$ 764,526</u>

(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. The Agency elected to report cash flows under the direct method. 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 receivable

Substantially all of the mortgage notes 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.

(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.

**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)

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 (loss).

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: Related Party

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 \$102,500 from the City of Albany Capital Resource Corporation for general economic development support during the year ended December 31, 2012.

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

Notes To Financial Statements

Note 4: 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, 2013 and 2012, long-term debt was \$131,970 each year, and matures on December 23, 2022.

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 liabilities 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, 2013 total \$ [REDACTED].

Note 6: Commitments

The Agency had an agreement with the Albany Parking Authority to pay 25% of the generally offered parking rate to provide up to 50 parking spaces associated with the Hampton Plaza. The generally offered parking rate at December 31, 2012 was \$140 per space per month. This agreement was terminated during the year end December 31, 2012. Included in other expenses for December 31, 2012 were expenses totaling \$10,500, related to the agreement.

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

Notes To Financial Statements

Note 7: 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 approximately \$69,108 and \$41,930 for the years ended December 31, 2013 and 2012, 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. Accordingly, the Agency's obligation has reverted to the original terms under the lease agreement with New Covenant Charter School.

Draft

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, 2013

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Agency fees	\$ 525,000	\$ 596,232	\$ 71,232
Economic development support	72,000	-	(72,000)
Interest income	<u>500</u>	<u>974</u>	<u>474</u>
 Total revenues	 <u>597,500</u>	 <u>597,206</u>	 <u>(294)</u>
Expenses:			
Economic development support	250,000	300,000	(50,000)
Management contracts	250,000	250,000	-
Sub-lease AHCC	45,000	69,108	(24,108)
Agency counsel	42,000	42,000	-
Audits/accounting	7,000	4,500	2,500
Other miscellaneous	2,200	2,728	(528)
Insurance	<u>1,300</u>	<u>1,647</u>	<u>(347)</u>
 Total expenses	 <u>597,500</u>	 <u>669,983</u>	 <u>(72,483)</u>
 Excess (Deficit) Of Expenses Over Revenues	 <u><u>\$ -</u></u>	 <u><u>\$ (72,777)</u></u>	 <u><u>\$ (72,777)</u></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

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, 2013, 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 __, 2014.

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 of 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 __, 2014

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?	No	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:12/31/2013

Run Date: 03/26/2014
Status: UNSUBMITTED

Governance Information (Board-Related)

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

<u>Board of Directors Listing</u>			
Name	Metzger, Tracy	Name	Pedo, Susan
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	12/20/2012	Term Start Date	05/21/2007
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Eck, Lee	Name	Sheehan, Kathy
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	07/10/2013	Term Start Date	03/18/2010
Term Expiration Date	Pleasure of Authority	Term Expiration Date	01/01/2014
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

<u>Board of Directors Listing</u>			
Name	Owens, C. Anthony	Name	Ferrara, Anthony J
Chair of the Board	No	Chair of the Board	Yes
If yes, Chairman Designated by.		If yes, Chairman Designated by.	Elected by Board
Term Start Date	11/07/2011	Term Start Date	02/23/1989
Term Expiration Date	Pleasure of Authority	Term Expiration Date	Pleasure of Authority
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Local	Nominated By	Local
Appointed By	Local	Appointed By	Local
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

<u>Board of Directors Listing</u>	
Name	Shahinfar, Darius
Chair of the Board	No
If yes, Chairman Designated by.	
Term Start Date	12/11/2013
Term Expiration Date	Pleasure of Authority
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Local
Appointed By	Local
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga- ining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individua l	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensa tion/Allo wances/Ad justments	Total Compens -ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
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This authority has indicated that it has no staff during the reporting period.

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
Shahinfar, Darius	Board of Directors												X	
Eck, Lee	Board of Directors												X	
Owens, C. Anthony	Board of Directors												X	
Sheehan, Kathy	Board of Directors												X	
Ferrara, Anthony J	Board of Directors												X	
Pedo, Susan	Board of Directors												X	
Metzger, Tracy	Board of Directors												X	

Staff

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

Annual Report for Albany City Industrial Development Agency
Fiscal Year Ending:12/31/2013

Run Date: 03/26/2014
Status: UNSUBMITTED

Subsidiary/Component Unit Verification

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

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

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

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Assets

Current Assets

Cash and cash equivalents	\$725,300
Investments	\$0
Receivables, net	\$0
Other assets	\$0
Total Current Assets	\$725,300

Noncurrent Assets

Restricted cash and investments	\$0
Long-term receivables, net	\$131,970
Other assets	\$0

Capital Assets

Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0

Total Noncurrent Assets	\$131,970
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Total Assets	\$857,270
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Summary Financial Information**SUMMARY STATEMENT OF NET ASSETS****Liabilities****Current Liabilities**

Accounts payable	\$74,408
Pension contribution payable	\$0
Other post-employment benefits	\$0
Accrued liabilities	\$0
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$0
Total Current Liabilities	\$74,408

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$0
Bonds and notes payable	\$131,970
Long Term Leases	\$0
Other long-term obligations	\$0
Total Noncurrent Liabilities	\$131,970

Total Liabilities**\$206,378****Net Asset (Deficit)****Net Asset**

Invested in capital assets, net of related debt	\$0
Restricted	\$0
Unrestricted	\$650,892
Total Net Assets	\$650,892

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

Charges for services	\$596,232
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$596,232

Operating Expenses

Salaries and wages	\$0
Other employee benefits	\$0
Professional services contracts	\$298,147
Supplies and materials	\$0
Depreciation & amortization	\$0
Other operating expenses	\$2,728.83
Total Operating Expenses	\$300,875.83

Operating Income (Loss) **\$295,356.17**

Nonoperating Revenues

Investment earnings	\$974
State subsidies/grants	\$0
Federal subsidies/grants	\$0
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$974

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETSNonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$300,000
Grants and donations	\$0
Other nonoperating expenses	\$69,108
Total Nonoperating Expenses	\$369,108
Income (Loss) Before Contributions	(\$72,777.83)
Capital Contributions	\$0
Change in net assets	(\$72,777.83)
Net assets (deficit) beginning of year	\$723,669.83
Other net assets changes	\$0
Net assets (deficit) at end of year	\$650,892

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 List by Type of Debt and Program

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

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	569,507,099.96	0.00	35,760,946.00	533,746,153.96
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

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

Personal Property

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

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?		
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?		
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?		

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

1.

-Project Tax Exemptions & PILOT Payment Information

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

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

Net Exemptions:	\$0
-----------------	-----

-Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	26	
Average estimated annual salary of jobs to be created.(at Current market rates):	38,000	
Annualized salary Range of Jobs to be Created:	10,000	To: 75,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	6	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	6	

Project Status

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

General Project Information

Project Code: 0101 08 09A

Project Type: Straight Lease

Project Name: 22 New Scotland Avenue LLC

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$15,117,690.00

Benefited Project Amount: \$14,690,904.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 08/07/2008

IDA Took Title Yes

to Property:

Date IDA Took Title 09/03/2008

or Leasehold Interest:

Year Financial Assitance is 2023

planned to End:

Notes: NA

Location of Project

Address Line1: 22 New scotland Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: "22 New Scotland Avenue, LLC"

Address Line1: 302 Washington Ave Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$35,423.86

Local Property Tax Exemption: \$132,874.83

School Property Tax Exemption: \$276,234.26

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$444,532.95

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$23,252.13	\$23,252.13
Local PILOT:	\$87,218.69	\$87,218.69
School District PILOT:	\$194,848.71	\$194,848.71
Total PILOTS:	\$305,319.53	\$305,319.53

Net Exemptions: \$139,213.42

Project Employment Information

of FTEs before IDA Status: 300

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 300

Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,444

Current # of FTEs: 286

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: (14)

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

2.

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IDA Projects

3.

General Project Information	
Project Code:	0101 11 04
Project Type:	Straight Lease
Project Name:	39 Sheridan Realty, LLC
Project part of another phase or multi phase: No	
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$6,250,000.00
Benefited Project Amount:	\$6,175,000.00
Bond/Note Amount:	
Annual Lease Payment:	\$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	05/06/2011
IDA Took Title	No
to Property:	
Date IDA Took Title	
or Leasehold Interest:	
Year Financial Assitance is	2042
planned to End:	
Notes:	

Location of Project	
Address Line1:	49 Sheridan Ave
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12210
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	"39 Sheridan Realty, LLC"
Address Line1:	646 Plank Road
Address Line2:	Suite 205
City:	CLIFTON PARK
State:	NY
Zip - Plus4:	12065
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption: \$0	
Local Sales Tax Exemption: \$0	
County Real Property Tax Exemption: \$15,774.51	
Local Property Tax Exemption: \$59,170.15	
School Property Tax Exemption: \$123,009.17	
Mortgage Recording Tax Exemption: \$0	
Total Exemptions: \$197,953.83	
Total Exemptions Net of RPTL Section 485-b: \$0.00	
PILOT Payment Information	
	Actual Payment Made Payment Due Per Agreement
County PILOT:	\$1,719.48 \$1,719.48
Local PILOT:	\$6,449.78 \$6,449.78
School District PILOT:	\$13,408.49 \$13,408.89
Total PILOTS:	\$21,577.75 \$21,578.15
Net Exemptions: \$176,376.08	

Project Employment Information	
# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	1
Average estimated annual salary of jobs to be created.(at Current market rates):	30,750
Annualized salary Range of Jobs to be Created:	30,750 To: 30,750
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	0
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	0

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

IDA Projects

4.

General Project Information	
Project Code:	0101 12 02
Project Type:	Straight Lease
Project Name:	4-6 Sheridan, LLC
Project part of another phase or multi phase: No	
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$1,750,000.00
Benefited Project Amount:	\$1,750,000.00
Bond/Note Amount:	
Annual Lease Payment:	\$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	10/20/2011
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	02/28/2012
Year Financial Assitance is planned to End:	2027
Notes:	Renovation and Reconstruction of the Facility

Location of Project	
Address Line1:	4-6 Sheridan Ave.
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12207
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	4-6 Shediran. LLC
Address Line1:	9 Eliot Drive
Address Line2:	
City:	SLINGERLANDS
State:	NY
Zip - Plus4:	12159
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption: \$0	
Local Sales Tax Exemption: \$0	
County Real Property Tax Exemption: \$4,402.19	
Local Property Tax Exemption: \$16,512.6	
School Property Tax Exemption: \$34,328.14	
Mortgage Recording Tax Exemption: \$0	
Total Exemptions: \$55,242.93	
Total Exemptions Net of RPTL Section 485-b: \$0.00	
PILOT Payment Information	
	Actual Payment Made Payment Due Per Agreement
County PILOT:	\$1,467.4 \$1,467.4
Local PILOT:	\$5,504.2 \$5,504.2
School District PILOT:	\$11,442.71 \$11,442.71
Total PILOTS:	\$18,414.31 \$18,414.31
Net Exemptions: \$36,828.62	

Project Employment Information	
# of FTEs before IDA Status:	20
Original Estimate of Jobs to be created:	15
Average estimated annual salary of jobs to be created.(at Current market rates):	20,000
Annualized salary Range of Jobs to be Created:	15,000 To: 25,000
Original Estimate of Jobs to be Retained:	15
Estimated average annual salary of jobs to be retained.(at Current Market rates):	400,000
Current # of FTEs:	15
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	(5)

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

5.

-Project Tax Exemptions & PILOT Payment Information

Notes:

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

-PILOT Payment Information

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

Net Exemptions: \$0

```
Address Line1: 581 Livingston Avenue
Address Line2:
      City: ALBANY
      State: NY
      Zip - Plus4: 12206
Province/Region:
      Country: USA
```

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	1	
Average estimated annual salary of jobs to be created.(at Current market rates):	40,000	
Annualized salary Range of Jobs to be Created:	40,000	To: 70,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	55,000	
Current # of FTEs:	0	
# of FTE Construction Jobs during fiscal year:	25	
Net Employment Change:	0	

Applicant Name: 581 Livingston Avenue LLC
Address Line1: 225 Old Loudon Rd.
Address Line2:
City: LATHAM
State: NY
Zip - Plus4: 12110
Province/Region:
Country: USA

Project Status

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

6.

Project Tax Exemptions & PILOT Payment Information

PILOT Payment Information

Actual Payment Made	Payment Due Per Agreement
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County PILOT:	\$41,756.4	\$83,512.81
Local PILOT:	\$156,628.2	\$313,256.4
School District PILOT:	\$329,967.81	\$329,967.81
Total PILOTS:	\$528,352.41	\$726,737.02

Net Exemptions: \$519,647.39

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	580	
Average estimated annual salary of jobs to be created.(at Current market rates):	87,439	
Annualized salary Range of Jobs to be Created:	24,000	To: 175,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	410	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	410	

Applicant Name: "Columbia 677, LLC"
Address Line1: 302 Washington Ave. Ext.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

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

7.

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8.

-Project Tax Exemptions & PILOT Payment Information

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

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

Net Exemptions:	\$0
-----------------	-----

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	22	
Average estimated annual salary of jobs to be created.(at Current market rates):	59,590	
Annualized salary Range of Jobs to be Created:	27,000	To: 80,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	258	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	258	

Project Status

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

IDA Projects

General Project Information

Project Code: 0101 04 02B

Project Type: Bonds/Notes Issuance

Project Name: Albany College of Pharmacy (B)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$8,000,000.00

Benefited Project Amount: \$8,000,000.00

Bond/Note Amount: \$8,000,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 10/21/2004

IDA Took Title Yes

to Property:

Date IDA Took Title 12/01/2004

or Leasehold Interest:

Year Financial Assitance is 2034

planned to End:

Notes: New Construction Project information reported in A series

Location of Project

Address Line1: 106 New Scotland Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: Albany College of Pharmacy

Address Line1: 106 New Scotland Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0

To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

9.

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10.

-Project Tax Exemptions & PILOT Payment Information

Notes:

_____PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$29,323.38

\$29,323.68

Local PILOT: \$109,993.07

\$109,933.07

School District PILOT: \$228,665.25

\$228,665.25

Total PILOTS: \$367,981.7

\$367,922

Net Exemptions: \$890,263.47

Country: USA

Country: USA

Project Employment Information

of FTEs before IDA Status: 148

Original Estimate of Jobs to be created: 12

Average estimated annual salary of jobs to be

created. (at Current market rates): 28,000

Annualized salary Range of Jobs to be Created: 20,000 To: 70,000

Original Estimate of Jobs to be Retained: 148

Estimated average annual salary of jobs to be

retained.(at Current Market rates): 27,996

Current # of FTEs: 143

of FTE Construction Jobs during fiscal year: 20

Net Employment Change: (5)

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

IDA Projects

11.

General Project Information	
Project Code:	0101 99 02A
Project Type:	Bonds/Notes Issuance
Project Name:	Albany Institute of History & Art
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$11,000,000.00
Benefited Project Amount:	\$11,000,000.00
Bond/Note Amount:	\$11,000,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	04/15/1999
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	06/01/1999
Year Financial Assistance is planned to End:	2019
Notes:	New Construction

Location of Project	
Address Line1:	125 Washington Ave
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12203
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Albany Institute of History & Art
Address Line1:	125 Washington Avenue
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12203
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$0.00
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0
Local PILOT:	\$0
School District PILOT:	\$0
Total PILOTS:	\$0
Net Exemptions:	\$0

Project Employment Information	
# of FTEs before IDA Status:	29
Original Estimate of Jobs to be created:	5
Average estimated annual salary of jobs to be created.(at Current market rates):	40,494
Annualized salary Range of Jobs to be Created:	17,500 To: 110,000
Original Estimate of Jobs to be Retained:	29
Estimated average annual salary of jobs to be retained.(at Current Market rates):	40,494
Current # of FTEs:	15
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	(14)

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

IDA Projects

12.

General Project Information	
Project Code:	0101 99 01A
Project Type:	Bonds/Notes Issuance
Project Name:	Albany Jewish Community Center
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$3,170,000.00
Benefited Project Amount:	\$3,170,000.00
Bond/Note Amount:	\$3,170,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	02/18/1999
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	04/01/1999
Year Financial Assitance is planned to End:	2019
Notes:	New Construction

Location of Project	
Address Line1:	340 Whitehall Rd
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12203
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Albany Jewish Community Center
Address Line1:	340 Whitehall Road
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12209
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$0.00
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0
Local PILOT:	\$0
School District PILOT:	\$0
Total PILOTS:	\$0
Net Exemptions:	\$0

Project Employment Information	
# of FTEs before IDA Status:	44
Original Estimate of Jobs to be created:	12
Average estimated annual salary of jobs to be created.(at Current market rates):	19,500
Annualized salary Range of Jobs to be Created:	10,000 To: 75,000
Original Estimate of Jobs to be Retained:	44
Estimated average annual salary of jobs to be retained.(at Current Market rates):	19,500
Current # of FTEs:	97
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	53

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

IDA Projects

13.

General Project Information	
Project Code:	0101 00 03A
Project Type:	Bonds/Notes Issuance
Project Name:	Albany Law School
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$9,520,000.00
Benefited Project Amount:	\$9,520,000.00
Bond/Note Amount:	\$9,520,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	06/15/2000
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	08/01/2000
Year Financial Assitance is planned to End:	2030
Notes:	New Construction Employment information reported in subsequent project

Location of Project	
Address Line1:	80 New Scotland Ave
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Albany Law School
Address Line1:	80 New Scotland Avenue
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$0.00
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0
Local PILOT:	\$0
School District PILOT:	\$0
Total PILOTS:	\$0
Net Exemptions:	\$0

Project Employment Information	
# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	7
Average estimated annual salary of jobs to be created.(at Current market rates):	63,840
Annualized salary Range of Jobs to be Created:	32,555 To: 140,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	0
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	0

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

IDA Projects

General Project Information

Project Code: 0101 07 06A

Project Type: Bonds/Notes Issuance

Project Name: Albany Law School (A)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Services

Total Project Amount: \$25,000,000.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$16,760,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 05/16/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 06/25/2007

or Leasehold Interest:

Year Financial Assitance is 2037

planned to End:

Notes: Aquisition of property and services

Refinance of prior bonds

Location of Project

Address Line1: 80 New Scotland Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: Albany Law School

Address Line1: 80 New Scotland Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 158

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 118

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: (40)

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

14.

Page 32 of 107

IDA Projects

15.

General Project Information	Project Tax Exemptions & PILOT Payment Information												
<p>Project Code: 0101 07 06B Project Type: Bonds/Notes Issuance Project Name: Albany Law School (B)</p> <p>Project part of another No phase or multi phase: Original Project Code: Project Purpose Category: Services</p> <p>Total Project Amount: \$0.00 Benefited Project Amount: \$0.00 Bond/Note Amount: \$2,305,000.00 Annual Lease Payment: Federal Tax Status of Bonds: Tax Exempt Not For Profit: Yes Date Project Approved: 05/16/2007 IDA Took Title Yes to Property: Date IDA Took Title 06/25/2007 or Leasehold Interest: Year Financial Assitance is 2031 planned to End: Notes: Acquisition of property Services Refinance of prior bonds All project information reported in A series</p>	<p>State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$0 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$0.00 Total Exemptions Net of RPTL Section 485-b: \$0.00</p> <table border="1"><thead><tr><th colspan="2">PILOT Payment Information</th></tr><tr><th>Actual Payment Made</th><th>Payment Due Per Agreement</th></tr></thead><tbody><tr><td>County PILOT: \$0</td><td>\$0</td></tr><tr><td>Local PILOT: \$0</td><td>\$0</td></tr><tr><td>School District PILOT: \$0</td><td>\$0</td></tr><tr><td>Total PILOTS: \$0</td><td>\$0</td></tr></tbody></table> <p>Net Exemptions: \$0</p>	PILOT Payment Information		Actual Payment Made	Payment Due Per Agreement	County PILOT: \$0	\$0	Local PILOT: \$0	\$0	School District PILOT: \$0	\$0	Total PILOTS: \$0	\$0
PILOT Payment Information													
Actual Payment Made	Payment Due Per Agreement												
County PILOT: \$0	\$0												
Local PILOT: \$0	\$0												
School District PILOT: \$0	\$0												
Total PILOTS: \$0	\$0												
<p>Location of Project</p> <p>Address Line1: 80 New Scotland Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA</p>	<p>Project Employment Information</p> <p># of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 0 Average estimated annual salary of jobs to be created.(at Current market rates): 0 Annualized salary Range of Jobs to be Created: 0 To: 0 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 0 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 0</p>												
<p>Applicant Information</p> <p>Applicant Name: Albany Law School Address Line1: 80 New scotland Ave Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA</p>	<p>Project Status</p> <p>Current Year Is Last Year for reporting: There is no debt outstanding for this project: IDA does not hold title to the property: The project receives no tax exemptions:</p>												

IDA Projects

General Project Information

Project Code: 0101 99 03A

Project Type: Bonds/Notes Issuance

Project Name: Albany Medical Center (1999)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$3,757,333.00

Benefited Project Amount: \$3,757,333.00

Bond/Note Amount: \$3,757,333.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 04/15/1999

IDA Took Title Yes

to Property:

Date IDA Took Title 06/01/1999

or Leasehold Interest:

Year Financial Assitance is 2029

planned to End:

Notes: New Construction

Location of Project

Address Line1: 43 New Scotland Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: Albany Medical Center Hospital

Address Line1: 43 New Sotland Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$0 \$0

Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 127

Original Estimate of Jobs to be created: 2

Average estimated annual salary of jobs to be created.(at Current market rates): 46,746

Annualized salary Range of Jobs to be Created: 19,500 To: 119,000

Original Estimate of Jobs to be Retained: 127

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: (127)

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

16.

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IDA Projects

17.

General Project Information	
Project Code:	0101 05 04A
Project Type:	Bonds/Notes Issuance
Project Name:	Albany Medical Center 2005 (A)
Project part of another phase or multi phase: No	
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$0.00
Benefited Project Amount:	\$0.00
Bond/Note Amount:	\$10,000,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	04/21/2005
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	06/01/2005
Year Financial Assitance is planned to End:	2035
Notes:	New Construction. Employment reported in the initial Albany Medical Center Project0101 00 03A

Location of Project	
Address Line1:	43 New Scotland Ave
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Albany Medical Center Hospital
Address Line1:	43 New Scotland Avenue
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12203
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$0.00
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0
Local PILOT:	\$0
School District PILOT:	\$0
Total PILOTS:	\$0
Net Exemptions:	\$0

Project Employment Information	
# of FTEs before IDA Status:	133
Original Estimate of Jobs to be created:	0
Average estimated annual salary of jobs to be created.(at Current market rates):	0
Annualized salary Range of Jobs to be Created:	0 To: 0
Original Estimate of Jobs to be Retained:	133
Estimated average annual salary of jobs to be retained.(at Current Market rates):	51,000
Current # of FTEs:	0
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	(133)

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

IDA Projects

<p>General Project Information</p> <p>Project Code: 0101 05 04B Project Type: Bonds/Notes Issuance Project Name: Albany Medical Center 2005 (B)</p> <p>Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Construction</p> <p>Total Project Amount: \$0.00 Benefited Project Amount: \$0.00 Bond/Note Amount: \$3,000,000.00 Annual Lease Payment: Federal Tax Status of Bonds: Tax Exempt Not For Profit: Yes Date Project Approved: 04/21/2005 IDA Took Title Yes to Property: Date IDA Took Title 06/01/2005 or Leasehold Interest: Year Financial Assitance is 2035 planned to End: Notes: CONSTRUCTION Project information reported in A series</p>	<p>Project Tax Exemptions & PILOT Payment Information</p> <p>State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$0 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$0.00 Total Exemptions Net of RPTL Section 485-b: \$0.00</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">PILOT Payment Information</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Actual Payment Made</th> <th style="width: 20%; text-align: center;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> </tbody> </table> <p style="text-align: center; margin-top: 10px;">Net Exemptions: \$0</p> </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$0	\$0	Local PILOT:	\$0	\$0	School District PILOT:	\$0	\$0	Total PILOTS:	\$0	\$0
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$0	\$0														
Local PILOT:	\$0	\$0														
School District PILOT:	\$0	\$0														
Total PILOTS:	\$0	\$0														
<p>Location of Project</p> <p>Address Line1: 43 New Scotland Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA</p>	<p>Project Employment Information</p> <p># of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 0 Average estimated annual salary of jobs to be created.(at Current market rates): 0 Annualized salary Range of Jobs to be Created: 0 To: 0 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 0 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 0</p>															
<p>Applicant Information</p> <p>Applicant Name: Albany Medical Center Hospital Address Line1: 43 New Scotland Ave Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA</p>	<p>Project Status</p> <p>Current Year Is Last Year for reporting: There is no debt outstanding for this project: IDA does not hold title to the property: The project receives no tax exemptions:</p>															

18.

19.

Project Employment Information			
# of FTEs before IDA Status:	0		
Original Estimate of Jobs to be created:	40		
Average estimated annual salary of jobs to be created.(at Current market rates):	0		
Annualized salary Range of Jobs to be Created:	0	To: 0	
Original Estimate of Jobs to be Retained:	0		
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0		
Current # of FTEs:	0		
# of FTE Construction Jobs during fiscal year:	0		
Net Employment Change:	0		

Project Status

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

IDA Projects

20.

General Project Information	
Project Code:	0101 07 08B
Project Type:	Bonds/Notes Issuance
Project Name:	Albany Medical Center 2007 (B) (25/31 Hackett)
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$12,000,000.00
Benefited Project Amount:	\$0.00
Bond/Note Amount:	\$535,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	06/21/2007
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	06/28/2007
Year Financial Assitance is planned to End:	2027
Notes:	Construction and Renovation Project information reported in (A) series

Location of Project	
Address Line1:	23/31 Hackett Blvd
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Albany Medical Center Hospital
Address Line1:	43 New Scotland Avenue
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$0.00
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0
Local PILOT:	\$0
School District PILOT:	\$0
Total PILOTS:	\$0
Net Exemptions:	\$0

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

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

IDA Projects

21.

<div>General Project Information<div>Project Code: 0101 07 11A Project Type: Bonds/Notes Issuance Project Name: Albany Medical Center Hosp. Bldg F (C) Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Construction Total Project Amount: \$15,600,000.00 Benefited Project Amount: \$0.00 Bond/Note Amount: \$13,160,000.00 Annual Lease Payment: Federal Tax Status of Bonds: Tax Exempt Not For Profit: Yes Date Project Approved: 09/20/2007 IDA Took Title Yes to Property: Date IDA Took Title 11/28/2007 or Leasehold Interest: Year Financial Assitance is 2027 planned to End: Notes: Renovation and Construction Employment information reported in previous project0101 00 03A</div></div> <div>Location of Project<div>Address Line1: 43 New Scotland Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA</div></div> <div>Applicant Information<div>Applicant Name: Albany Medical Center Hospital Address Line1: 43 new Scotland Ave Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA</div></div>	<div>Project Tax Exemptions & PILOT Payment Information<div>State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$0 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$0.00 Total Exemptions Net of RPTL Section 485-b: \$0.00 <div>PILOT Payment Information<table><tr><th>Actual Payment Made</th><th>Payment Due Per Agreement</th></tr><tr><td>County PILOT: \$0</td><td>\$0</td></tr><tr><td>Local PILOT: \$0</td><td>\$0</td></tr><tr><td>School District PILOT: \$0</td><td>\$0</td></tr><tr><td>Total PILOTS: \$0</td><td>\$0</td></tr></table></div> Net Exemptions: \$0</div></div> <div>Project Employment Information<div># of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 0 Average estimated annual salary of jobs to be created.(at Current market rates): 0 Annualized salary Range of Jobs to be Created: 0 To: 0 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 0 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 0</div></div> <div>Project Status<div>Current Year Is Last Year for reporting: There is no debt outstanding for this project: IDA does not hold title to the property: The project receives no tax exemptions:</div></div>	Actual Payment Made	Payment Due Per Agreement	County PILOT: \$0	\$0	Local PILOT: \$0	\$0	School District PILOT: \$0	\$0	Total PILOTS: \$0	\$0
Actual Payment Made	Payment Due Per Agreement										
County PILOT: \$0	\$0										
Local PILOT: \$0	\$0										
School District PILOT: \$0	\$0										
Total PILOTS: \$0	\$0										

IDA Projects

22.

General Project Information	
Project Code:	0101 07 11B
Project Type:	Bonds/Notes Issuance
Project Name:	Albany Medical Center Hosp. Bldg. F (D)
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$15,600,000.00
Benefited Project Amount:	\$0.00
Bond/Note Amount:	\$1,465,000.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	09/20/2007
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	11/28/2007
Year Financial Assitance is planned to End:	2027
Notes:	Renovation and Construction Project information reported in 0101 00 03A

Location of Project	
Address Line1:	43 New Scotland Avenue
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Albany Medical Center Hospital
Address Line1:	43 New Scotland Ave
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$0.00
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0
Local PILOT:	\$0
School District PILOT:	\$0
Total PILOTS:	\$0
Net Exemptions:	\$0

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

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

IDA Projects

23.

General Project Information

Project Code: 0101 07 09A

Project Type: Bonds/Notes Issuance

Project Name: Albany Medical Center Hospital 2007 (A)
(60 Hackett)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$12,000,000.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$6,645,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 05/21/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 06/28/2007

or Leasehold Interest:

Year Financial Assitance is 2027

planned to End:

Notes: Construction and Renovations

Employment information reported in prior project0101 00 03A

Location of Project

Address Line1: 60 Hackett Blvd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: Albany Medical Center Hospital

Address Line1: 43 New Scotland Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 40

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

Page 41 of 107

IDA Projects

General Project Information

Project Code: 01010709B

Project Type: Bonds/Notes Issuance

Project Name: Albany Medical Center Hospital 2007 (B)
(60 Hackett)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$12,000,000.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$2,335,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 05/21/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 06/28/2007

or Leasehold Interest:

Year Financial Assitance is 2027

planned to End:

Notes: Construction and Renovation Project information reported in A series

Location of Project

Address Line1: 60 Hackett Blvd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: Albany Medical Center Hospital

Address Line1: 43 New Scotland Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0

To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

24.

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IDA Projects

25.

General Project Information Project Code: 0101 13 03 Project Type: Straight Lease Project Name: Albany Medical Science Research, LLC Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Services Total Project Amount: \$0.00 Benefited Project Amount: \$0.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: Date Project Approved: 01/17/2013 IDA Took Title No to Property: Date IDA Took Title or Leasehold Interest: Year Financial Assitance is 2023 planned to End: Notes:	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$639,905.15 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$639,905.15 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> PILOT Payment Information <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;"></th> <th style="width:25%; text-align: right;">Actual Payment Made</th> <th style="width:25%; text-align: right;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: right;">\$115,482.71</td> <td style="text-align: right;">\$115,482.71</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: right;">\$115,482.71</td> <td style="text-align: right;">\$115,482.71</td> </tr> </tbody> </table> </div> <div style="text-align: right; margin-top: 10px;"> Net Exemptions: \$524,422.44 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$0	\$0	Local PILOT:	\$0	\$0	School District PILOT:	\$115,482.71	\$115,482.71	Total PILOTS:	\$115,482.71	\$115,482.71
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$0	\$0														
Local PILOT:	\$0	\$0														
School District PILOT:	\$115,482.71	\$115,482.71														
Total PILOTS:	\$115,482.71	\$115,482.71														

Location of Project Address Line1: 150 New Scotland Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 201 Original Estimate of Jobs to be created: 86 Average estimated annual salary of jobs to be created.(at Current market rates): 60,225 Annualized salary Range of Jobs to be Created: 40,000 To: 180,000 Original Estimate of Jobs to be Retained: 201 Estimated average annual salary of jobs to be retained.(at Current Market rates): 59,650 Current # of FTEs: 157 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: (44) </div>
---	--

Applicant Information Applicant Name: Albany Medical Science Research, L Address Line1: 625 MArquette Aveneu Address Line2: Corporate Trust Services, 11th Flo City: MINNEAPOLIS State: MN Zip - Plus4: 55479 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: No There is no debt outstanding for this project: No IDA does not hold title to the property: No The project receives no tax exemptions: No </div>
--	--

26.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$44,899.02
Local Property Tax Exemption:	\$168,416.14
School Property Tax Exemption:	\$350,121.29
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$563,436.45
Total Exemptions Net of RPTL Section 485-b:	\$0.00

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$44,898.65	\$44,898.65
Local PILOT:	\$168,414.76	\$168,414.76
School District PILOT:	\$350,118.43	\$350,118.43
Total PILOTS:	\$563,431.84	\$563,431.84

Net Exemptions:	\$4.61
-----------------	--------

-Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	79	
Average estimated annual salary of jobs to be created.(at Current market rates):	32,000	
Annualized salary Range of Jobs to be Created:	15,000	To: 115,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	20	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	20	

Project Status

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

27.

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

28.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$4,127.05
Local Property Tax Exemption:	\$15,480.56
School Property Tax Exemption:	\$32,182.63
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$51,790.24
Total Exemptions Net of RPTL Section 485-b:	\$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$2,188.99	\$2,188.99
Local PILOT:	\$8,210.89	\$8,210.89
School District PILOT:	\$9,513.58	\$9,513.58
Total PILOTS:	\$19,913.46	\$19,913.46

Net Exemptions: \$31,876.78

-Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	1	
Average estimated annual salary of jobs to be created.(at Current market rates):	13,000	
Annualized salary Range of Jobs to be Created:	13,000	To: 13,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	13,000	
Current # of FTEs:	1	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	1	

Project Status

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

IDA Projects

29.

General Project Information Project Code: 0101 07 03A Project Type: Bonds/Notes Issuance Project Name: Brighter Choice Charter Schools (A) Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Construction Total Project Amount: \$19,000,000.00 Benefited Project Amount: \$0.00 Bond/Note Amount: \$17,895,000.00 Annual Lease Payment: Federal Tax Status of Bonds: Tax Exempt Not For Profit: Yes Date Project Approved: 03/15/2007 IDA Took Title Yes to Property: Date IDA Took Title 03/30/2007 or Leasehold Interest: Year Financial Assitance is 2037 planned to End: Notes: New Construction	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$0 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$0.00 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> PILOT Payment Information <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;"></th> <th style="width:20%; text-align: right;">Actual Payment Made</th> <th style="width:20%; text-align: right;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> </tbody> </table> </div> <div style="text-align: right; margin-top: 10px;"> Net Exemptions: \$0 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$0	\$0	Local PILOT:	\$0	\$0	School District PILOT:	\$0	\$0	Total PILOTS:	\$0	\$0
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$0	\$0														
Local PILOT:	\$0	\$0														
School District PILOT:	\$0	\$0														
Total PILOTS:	\$0	\$0														
Location of Project Address Line1: 250 Central Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12206 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 21 Original Estimate of Jobs to be created: 19 Average estimated annual salary of jobs to be created.(at Current market rates): 42,962 Annualized salary Range of Jobs to be Created: 16,500 To: 87,000 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 85 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 64 </div>															
Applicant Information Applicant Name: Brighter Choice Charter School Address Line1: 250 Central Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12206 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: There is no debt outstanding for this project: IDA does not hold title to the property: The project receives no tax exemptions: </div>															

IDA Projects

General Project Information

Project Code: 0101 07 03B

Project Type: Bonds/Notes Issuance

Project Name: Brighter Choice Chater Schools (B)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$0.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$595,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 03/15/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 03/30/2007

or Leasehold Interest:

Year Financial Assitance is 2012

planned to End:

Notes: New Construction Project information reported in A series

Location of Project

Address Line1: 250 Central Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12206

Province/Region:

Country: USA

Applicant Information

Applicant Name: Brighter Choice Charter School

Address Line1: 250 Central Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12206

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0

To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

30.

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IDA Projects

31.

General Project Information	
Project Code:	0101 03 04A
Project Type:	Straight Lease
Project Name:	CDHP
Project part of another phase or multi phase:	
Original Project Code:	
Project Purpose Category:	Other Categories
Total Project Amount:	\$22,000,000.00
Benefited Project Amount:	\$22,000,000.00
Bond/Note Amount:	
Annual Lease Payment:	\$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	01/01/2003
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	01/01/2003
Year Financial Assitance is planned to End:	2012
Notes:	Straight Lease

Location of Project	
Address Line1:	500 Patroon Creek Blvd
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12203
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	CDPHP Washington Ave Campus LLC
Address Line1:	302 Washington Ave Ext
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12203
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption: \$0	
Local Sales Tax Exemption: \$0	
County Real Property Tax Exemption: \$77,000.5	
Local Property Tax Exemption: \$288,828.77	
School Property Tax Exemption: \$600,447.81	
Mortgage Recording Tax Exemption: \$0	
Total Exemptions: \$966,277.08	
Total Exemptions Net of RPTL Section 485-b: \$0.00	
PILOT Payment Information	
	Actual Payment Made Payment Due Per Agreement
County PILOT:	\$77,000.5 \$77,000.5
Local PILOT:	\$288,828.77 \$288,828.77
School District PILOT:	\$600,447.81 \$600,447.81
Total PILOTS:	\$966,277.08 \$966,277.08
Net Exemptions: \$0	

Project Employment Information	
# of FTEs before IDA Status:	667
Original Estimate of Jobs to be created:	76
Average estimated annual salary of jobs to be created.(at Current market rates):	60,105
Annualized salary Range of Jobs to be Created:	20,000 To: 137,500
Original Estimate of Jobs to be Retained:	667
Estimated average annual salary of jobs to be retained.(at Current Market rates):	60,105
Current # of FTEs:	1,035
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	368

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

IDA Projects

32.

General Project Information Project Code: 0101 08 02A Project Type: Bonds/Notes Issuance Project Name: CHF - Holland Suites II LLC (A) Project part of another phase or multi phase: Yes Original Project Code: 0101 07 05A Project Purpose Category: Construction Total Project Amount: \$7,815,000.00 Benefited Project Amount: \$6,750,000.00 Bond/Note Amount: \$6,594,000.00 Annual Lease Payment: Federal Tax Status of Bonds: Tax Exempt Not For Profit: Yes Date Project Approved: 12/20/2007 IDA Took Title Yes to Property: Date IDA Took Title 01/25/2008 or Leasehold Interest: Year Financial Assitance is 2038 planned to End: Notes: Employment information reported 0101 07 05A	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$0 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$0.00 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> PILOT Payment Information <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Actual Payment Made</th> <th style="width: 20%; text-align: center;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> </tbody> </table> </div> <div style="text-align: right; margin-top: 5px;"> Net Exemptions: \$0 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$0	\$0	Local PILOT:	\$0	\$0	School District PILOT:	\$0	\$0	Total PILOTS:	\$0	\$0
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$0	\$0														
Local PILOT:	\$0	\$0														
School District PILOT:	\$0	\$0														
Total PILOTS:	\$0	\$0														
Location of Project Address Line1: 84 Holland Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 - 3469 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 0 Average estimated annual salary of jobs to be created.(at Current market rates): 0 Annualized salary Range of Jobs to be Created: 0 To: 0 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 4 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 4 </div>															
Applicant Information Applicant Name: CHF - Holland Suites II LLC Address Line1: 411 Johnson Avenue Address Line2: Suite B City: FAIRHOPE State: AL Zip - Plus4: 36532 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: There is no debt outstanding for this project: IDA does not hold title to the property: The project receives no tax exemptions: </div>															

General Project Information

Project Code: 0101 07 05A

Project Type: Bonds/Notes Issuance

Project Name: CHF Holland Suites LLC (A)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$13,250,000.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$12,780,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 03/15/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 05/03/2007

or Leasehold Interest:

Year Financial Assitance is 2037

planned to End:

Notes: Construction

Location of Project

Address Line1: Holland Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: "CHF Holland Suites, LLC"

Address Line1: c/o Albany College of Pharmacy

Address Line2: 106 New Scotland Avenue

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 4

Average estimated annual salary of jobs to be created.(at Current market rates): 58,000

Annualized salary Range of Jobs to be Created: 32,000 To: 75,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 4

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 4

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

33.

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IDA Projects

34.

General Project Information Project Code: 0101 07 01A Project Type: Straight Lease Project Name: Central Veterinary Hospital Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Construction Total Project Amount: \$1,075,910.00 Benefited Project Amount: \$0.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 01/12/2007 IDA Took Title Yes to Property: Date IDA Took Title 02/27/2007 or Leasehold Interest: Year Financial Assistance is 2012 planned to End: Notes: New Construction	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$2,751.37 Local Property Tax Exemption: \$10,320.38 School Property Tax Exemption: \$21,455.09 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$34,526.84 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> PILOT Payment Information <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 30%; text-align: right;">Actual Payment Made</th> <th style="width: 30%; text-align: right;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: right;">\$2,751.37</td> <td style="text-align: right;">\$2,751.37</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: right;">\$10,320.37</td> <td style="text-align: right;">\$10,320.37</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: right;">\$21,455.09</td> <td style="text-align: right;">\$21,455.09</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: right;">\$34,526.83</td> <td style="text-align: right;">\$34,526.83</td> </tr> </tbody> </table> </div> <div style="text-align: right; margin-top: 5px;"> Net Exemptions: \$0.01 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$2,751.37	\$2,751.37	Local PILOT:	\$10,320.37	\$10,320.37	School District PILOT:	\$21,455.09	\$21,455.09	Total PILOTS:	\$34,526.83	\$34,526.83
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$2,751.37	\$2,751.37														
Local PILOT:	\$10,320.37	\$10,320.37														
School District PILOT:	\$21,455.09	\$21,455.09														
Total PILOTS:	\$34,526.83	\$34,526.83														
Location of Project Address Line1: 388 Central Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12206 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 14 Original Estimate of Jobs to be created: 6 Average estimated annual salary of jobs to be created.(at Current market rates): 38,000 Annualized salary Range of Jobs to be Created: 18,000 To: 95,000 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 17 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 3 </div>															
Applicant Information Applicant Name: Michael & Michele Hardarker Address Line1: 155 Lape Rd Address Line2: City: NASSAU State: NY Zip - Plus4: 12123 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: Yes There is no debt outstanding for this project: Yes IDA does not hold title to the property: Yes The project receives no tax exemptions: Yes </div>															

IDA Projects

35.

General Project Information	
Project Code:	0101 09 01A
Project Type:	Straight Lease
Project Name:	Columbia 16 NS, LLC
Project part of another phase or multi phase:	
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$14,489,235.00
Benefited Project Amount:	\$8,563,015.00
Bond/Note Amount:	
Annual Lease Payment:	\$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	04/27/2009
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	07/31/2009
Year Financial Assitance is planned to End:	2019
Notes:	No property tax exemption calculated because property has not b een reassessed as of this date.

Location of Project	
Address Line1:	16 New Scotland Avenue
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	"Columbia 16 NS, LLC"
Address Line1:	302 washngton Avenue Ext
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12203
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information		
State Sales Tax Exemption: \$0		
Local Sales Tax Exemption: \$0		
County Real Property Tax Exemption: \$24,945.73		
Local Property Tax Exemption: \$93,571.13		
School Property Tax Exemption: \$194,526.13		
Mortgage Recording Tax Exemption: \$0		
Total Exemptions: \$313,042.99		
Total Exemptions Net of RPTL Section 485-b: \$0.00		
PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$12,328.14	\$12,328.14
Local PILOT:	\$46,242.85	\$46,242.85
School District PILOT:	\$104,117.24	\$104,117.24
Total PILOTS:	\$162,688.23	\$162,688.23
Net Exemptions: \$150,354.76		

Project Employment Information		
# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	102	
Average estimated annual salary of jobs to be created.(at Current market rates):	58,215	
Annualized salary Range of Jobs to be Created:	25,000	To: 100,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	117	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	117	

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

IDA Projects

General Project Information

Project Code: 0101 11 03

Project Type: Straight Lease

Project Name: Columbia 425 NS LLC

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$4,072,340.00

Benefited Project Amount: \$4,072,340.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 10/21/2010

IDA Took Title No

to Property:

Date IDA Took Title

or Leasehold Interest:

Year Financial Assitance is 2021

planned to End:

Notes:

Location of Project

Address Line1: 413 & 425 New Scotland Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: Columbia 425 NS LLC

Address Line1: 302 Washing

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12205

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 39

Average estimated annual salary of jobs to be created.(at Current market rates): 66,230

Annualized salary Range of Jobs to be Created: 27,000 To: 95,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

36.

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IDA Projects

37.

<p>General Project Information</p> <p>Project Code: 0101 10 02 Project Type: Straight Lease Project Name: Columbia 50 NS, LLC</p> <p>Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Construction</p> <p>Total Project Amount: \$15,208,672.00 Benefited Project Amount: \$14,419,850.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 03/18/2010 IDA Took Title Yes to Property: Date IDA Took Title 08/19/2010 or Leasehold Interest: Year Financial Assitance is 2022 planned to End: Notes: PILOT begins 2011. No jobs created building still under construction</p>	<p>Project Tax Exemptions & PILOT Payment Information</p> <p>State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$30,952.88 Local Property Tax Exemption: \$116,104.22 School Property Tax Exemption: \$241,369.74 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$388,426.84 Total Exemptions Net of RPTL Section 485-b: \$0.00</p> <table border="1" style="width:100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th colspan="3" style="text-align: left; padding: 5px;">PILOT Payment Information</th> </tr> <tr> <th style="width:40%;"></th> <th style="width:30%; text-align: right; padding: 5px;">Actual Payment Made</th> <th style="width:30%; text-align: right; padding: 5px;">Payment Due Per Agreement</th> </tr> <tr> <td style="padding: 5px;">County PILOT:</td> <td style="text-align: right; padding: 5px;">\$15,139.86</td> <td style="text-align: right; padding: 5px;">\$15,139.86</td> </tr> <tr> <td style="padding: 5px;">Local PILOT:</td> <td style="text-align: right; padding: 5px;">\$56,789.58</td> <td style="text-align: right; padding: 5px;">\$56,789.58</td> </tr> <tr> <td style="padding: 5px;">School District PILOT:</td> <td style="text-align: right; padding: 5px;">\$128,272.82</td> <td style="text-align: right; padding: 5px;">\$128,272.82</td> </tr> <tr> <td style="padding: 5px;">Total PILOTS:</td> <td style="text-align: right; padding: 5px;">\$200,202.26</td> <td style="text-align: right; padding: 5px;">\$200,202.26</td> </tr> </table> <p style="text-align: right; margin-top: 10px;">Net Exemptions: \$188,224.58</p>	PILOT Payment Information				Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$15,139.86	\$15,139.86	Local PILOT:	\$56,789.58	\$56,789.58	School District PILOT:	\$128,272.82	\$128,272.82	Total PILOTS:	\$200,202.26	\$200,202.26
PILOT Payment Information																			
	Actual Payment Made	Payment Due Per Agreement																	
County PILOT:	\$15,139.86	\$15,139.86																	
Local PILOT:	\$56,789.58	\$56,789.58																	
School District PILOT:	\$128,272.82	\$128,272.82																	
Total PILOTS:	\$200,202.26	\$200,202.26																	
<p>Location of Project</p> <p>Address Line1: 50 New Scotland Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA</p>	<p>Project Employment Information</p> <p># of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 176 Average estimated annual salary of jobs to be created.(at Current market rates): 509,600 Annualized salary Range of Jobs to be Created: 25,000 To: 85,000 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 153 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 153</p>																		
<p>Applicant Information</p> <p>Applicant Name: "Columbia 50NS, LLC" Address Line1: 302 Washington Avenue Ext Address Line2: City: ALBANY State: NY Zip - Plus4: 12203 Province/Region: Country: USA</p>	<p>Project Status</p> <p>Current Year Is Last Year for reporting: No There is no debt outstanding for this project: No IDA does not hold title to the property: No The project receives no tax exemptions: No</p>																		

38.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$120,148.49
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$120,148.49
Total Exemptions Net of RPTL Section 485-b:	\$0.00

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$71,617.07	\$71,617.07
Total PILOTS:	\$71,617.07	\$71,617.07

Net Exemptions:	\$48,531.42
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-Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	80	
Average estimated annual salary of jobs to be created.(at Current market rates):	0	
Annualized salary Range of Jobs to be Created:	0	To: 0
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	98	
# of FTE Construction Jobs during fiscal year:	11	
Net Employment Change:	98	

Project Status

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

39.

-Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$11,964.05
Local Property Tax Exemption:	\$44,877.12
School Property Tax Exemption:	\$93,295.3
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$150,136.47
Total Exemptions Net of RPTL Section 485-b:	\$0.00

PILOT Payment Information		
	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$10,257.98	\$10,257.98
Local PILOT:	\$38,477.66	\$38,477.66
School District PILOT:	\$86,643.36	\$86,643.36
Total PILOTS:	\$135,379	\$135,379

Net Exemptions:	\$14,757.47
-----------------	-------------

-Project Employment Information

# of FTEs before IDA Status:	139	
Original Estimate of Jobs to be created:	20	
Average estimated annual salary of jobs to be created.(at Current market rates):	66,250	
Annualized salary Range of Jobs to be Created:	50,000	To: 85,000
Original Estimate of Jobs to be Retained:	139	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	42,840	
Current # of FTEs:	185	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	46	

Project Status

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

IDA Projects

General Project Information

Project Code: 0101 02 01A

Project Type: Bonds/Notes Issuance

Project Name: Corning Preserve

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$4,390,000.00

Benefited Project Amount: \$4,390,000.00

Bond/Note Amount: \$4,390,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 02/21/2002

IDA Took Title Yes

to Property:

Date IDA Took Title 04/01/2002

or Leasehold Interest:

Year Financial Assitance is 2027

planned to End:

Notes: New Construction

Location of Project

Address Line1: Corning Preserve

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Applicant Information

Applicant Name: Albany Local Development Corp.

Address Line1: 21 Lodge Street

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

41.

General Project Information	
Project Code:	0101 05 05A
Project Type:	Bonds/Notes Issuance
Project Name:	Creighton Storey Homes
Project part of another phase or multi phase: No	
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$0.00
Benefited Project Amount:	\$0.00
Bond/Note Amount:	\$0.00
Annual Lease Payment:	
Federal Tax Status of Bonds:	Tax Exempt
Not For Profit:	Yes
Date Project Approved:	10/20/2005
IDA Took Title	Yes
to Property:	
Date IDA Took Title	12/01/2005
or Leasehold Interest:	
Year Financial Assitance is	2035
planned to End:	
Notes:	New Construction

Location of Project	
Address Line1:	Creighton Storey Homes
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	Norstar Development
Address Line1:	733 Broadway
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12207
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption: \$0	
Local Sales Tax Exemption: \$0	
County Real Property Tax Exemption: \$0	
Local Property Tax Exemption: \$0	
School Property Tax Exemption: \$0	
Mortgage Recording Tax Exemption: \$0	
Total Exemptions: \$0.00	
Total Exemptions Net of RPTL Section 485-b: \$0.00	
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT: \$0	\$0
Local PILOT: \$0	\$0
School District PILOT: \$0	\$0
Total PILOTS: \$0	\$0
Net Exemptions: \$0	

Project Employment Information	
# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	0
Average estimated annual salary of jobs to be created.(at Current market rates):	0
Annualized salary Range of Jobs to be Created:	0 To: 0
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	4
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	4

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

IDA Projects

General Project Information

Project Code: 0101 01 01A

Project Type: Bonds/Notes Issuance

Project Name: Daughters of Sarah 1

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$7,265,000.00

Benefited Project Amount: \$7,265,000.00

Bond/Note Amount: \$7,265,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 01/18/2001

IDA Took Title Yes to Property:

Date IDA Took Title 03/01/2001 or Leasehold Interest:

Year Financial Assitance is 2031 planned to End:

Notes: New Construction

Location of Project

Address Line1: 180 Washington Ave Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: Daughters of Sarah Nursing Home Pr

Address Line1: 180 Washington Ave. Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$1,862.67

Local Property Tax Exemption: \$7,061.89

School Property Tax Exemption: \$14,681

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$23,605.56

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$1,399.9

Local PILOT: \$5,251

School District PILOT: \$11,292.81

Total PILOTS: \$17,943.71

Net Exemptions: \$5,661.85

Project Employment Information

of FTEs before IDA Status: 188

Original Estimate of Jobs to be created: 23

Average estimated annual salary of jobs to be created.(at Current market rates): 41,220

Annualized salary Range of Jobs to be Created: 15,000 To: 98,500

Original Estimate of Jobs to be Retained: 188

Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,220

Current # of FTEs: 270

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 82

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

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IDA Projects

General Project Information

Project Code: 0101 02 02A

Project Type: Bonds/Notes Issuance

Project Name: Daughters of Sarah 2

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$8,825,000.00

Benefited Project Amount: \$8,825,000.00

Bond/Note Amount: \$8,825,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 02/21/2002

IDA Took Title Yes

to Property:

Date IDA Took Title 04/01/2002

or Leasehold Interest:

Year Financial Assitance is 2021

planned to End:

Notes: New Construction Employment informatin reported under previous project

Location of Project

Address Line1: 180 Washington Ave Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: Daughters of Sarah Nursing Home Pr

Address Line1: 180 Washington Ave. Ext.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$0 \$0

Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 23

Average estimated annual salary of jobs to be created.(at Current market rates): 41,220

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 95 01A

Project Type: Bonds/Notes Issuance

Project Name: Davies Office Refurbishing 1

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$2,500,000.00

Benefited Project Amount: \$2,500,000.00

Bond/Note Amount: \$2,500,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Taxable

Not For Profit: No

Date Project Approved: 07/20/1995

IDA Took Title Yes

to Property:

Date IDA Took Title 09/01/1995

or Leasehold Interest:

Year Financial Assitance is 2015

planned to End:

Notes: New Construction Employment information reported in subsequent project Davies 2

Location of Project

Address Line1: Davies Office Refurbishing

Address Line2: 40 Loudonville Rd

City: ALBANY

State: NY

Zip - Plus4: 12210

Province/Region:

Country: USA

Applicant Information

Applicant Name: Davies Office Refurbishing

Address Line1: 40 Loudonville Rd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12210

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$18,342.45

Local Property Tax Exemption: \$68,802.5

School Property Tax Exemption: \$143,033.92

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$230,178.87

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$18,342.45

Local PILOT: \$68,802.5

School District PILOT: \$143,033.92

Total PILOTS: \$230,178.87

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 15

Average estimated annual salary of jobs to be created.(at Current market rates): 41,745

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 145

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 145

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

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General Project Information

Project Code: 0101 97 01A

Project Type: Bonds/Notes Issuance

Project Name: Davies Office Refurbishing 2

Project part of another phase or multi phase: Yes

Original Project Code: 0101 95 01A

Project Purpose Category: Construction

Total Project Amount: \$3,600,000.00

Benefited Project Amount: \$3,600,000.00

Bond/Note Amount: \$3,600,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Taxable

Not For Profit: No

Date Project Approved: 12/19/1996

IDA Took Title Yes

to Property:

Date IDA Took Title 02/01/1997

or Leasehold Interest:

Year Financial Assitance is 2017

planned to End:

Notes: New Construction

Location of Project

Address Line1: 40 Loudonville Rd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12210

Province/Region:

Country: USA

Applicant Information

Applicant Name: Davies Office Refurbishing

Address Line1: 40 Loudonville Rd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12210

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 178

Original Estimate of Jobs to be created: 8

Average estimated annual salary of jobs to be created.(at Current market rates): 41,745

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 178

Estimated average annual salary of jobs to be retained.(at Current Market rates): 41,745

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: (178)

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 13 04

Project Type: Straight Lease

Project Name: Dilek LLC

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$1,200,000.00

Benefited Project Amount: \$1,200,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 07/19/2013

IDA Took Title No

to Property:

Date IDA Took Title

or Leasehold Interest:

Year Financial Assitance is 2024

planned to End:

Notes:

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$6,456.55

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$6,456.55

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$6,456.55

Total PILOTS: \$6,456.55

Net Exemptions: \$0

Location of Project

Address Line1: 423-425 Madison Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12210

Province/Region:

Country: USA

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 31

Average estimated annual salary of jobs to be created.(at Current market rates): 29,000

Annualized salary Range of Jobs to be Created: 13,000 To: 78,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 29,000

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Applicant Information

Applicant Name: Dilek LLC

Address Line1: 26 Teasdale Drive

Address Line2:

City: SLINGERLANDS

State: NY

Zip - Plus4: 12159

Province/Region:

Country: USA

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

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IDA Projects

General Project Information

Project Code: 0101 12 03

Project Type: Straight Lease

Project Name: FC 178WAE, LLC

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$4,472,432.00

Benefited Project Amount: \$4,472,432.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 09/20/2012

IDA Took Title Yes

to Property:

Date IDA Took Title 09/21/2012

or Leasehold Interest:

Year Financial Assitance is 2024

planned to End:

Notes:

Location of Project

Address Line1: 178 Washington Ave. Ext.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: "FC 178WAE, LLC"

Address Line1: 22 Century Hill Drive

Address Line2: Suite 301

City: LATHAM

State: NY

Zip - Plus4: 12110

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$14,947.04

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$14,947.04

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0	\$0
Local PILOT:	\$0	\$0
School District PILOT:	\$16,706.36	\$16,706.36
Total PILOTS:	\$16,706.36	\$16,706.36

Net Exemptions: -\$1,759.32

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 26

Average estimated annual salary of jobs to be created.(at Current market rates): 50,000

Annualized salary Range of Jobs to be Created: 35,000 To: 75,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 50,000

Current # of FTEs: 28

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 28

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

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48.

Project Employment Information			
# of FTEs before IDA Status:	0		
Original Estimate of Jobs to be created:	1		
Average estimated annual salary of jobs to be created.(at Current market rates):	50,000		
Annualized salary Range of Jobs to be Created:	35,000	To:	75,000
Original Estimate of Jobs to be Retained:	0		
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0		
Current # of FTEs:	10		
# of FTE Construction Jobs during fiscal year:	0		
Net Employment Change:	10		

Project Status

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

49.

-Project Tax Exemptions & PILOT Payment Information

Notes: Straight Lease

State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$5,396.13
Local Property Tax Exemption:	\$21,354.92
School Property Tax Exemption:	\$44,394.87
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$71,145.92
Total Exemptions Net of RPTL Section 485-b:	\$0.00

-PILOT Payment Information

	Actual	Payment Made	Payment Due Per Agreement
County PILOT:	\$3,770.47		\$3,770.47
Local PILOT:	\$14,143.05		\$14,143.05
School District PILOT:	\$36,898.46		\$36,898.46
Total PILOTS:	\$54,811.98		\$54,811.98

Net Exemptions: \$16,333.94

Address Line1: 145 Central Avenue
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12206
Province/Region:
Country: USA

Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	60	
Average estimated annual salary of jobs to be created.(at Current market rates):	35,000	
Annualized salary Range of Jobs to be Created:	17,500	To: 112,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	65	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	65	

Applicant Name: "HVAC Assoc, LLC"
Address Line1: 3 Hemlock St
Address Line2:
City: LATHAM
State: NY
Zip - Plus4: 12110
Province/Region:
Country: USA

Project Status

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

General Project Information

Project Code: 0101 03 03A

Project Type: Straight Lease

Project Name: HVAC Assoc

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$1,650,000.00

Benefited Project Amount: \$1,650,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 01/01/2003

IDA Took Title Yes

to Property:

Date IDA Took Title 01/01/2003

or Leasehold Interest:

Year Financial Assitance is 2014

planned to End:

Notes: Straight Lease

Location of Project

Address Line1: 145 Central Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12206

Province/Region:

Country: USA

Applicant Information

Applicant Name: "HVAC Assoc, LLC"

Address Line1: 3 Hemlock St

Address Line2:

City: LATHAM

State: NY

Zip - Plus4: 12110

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 60

Average estimated annual salary of jobs to be created.(at Current market rates): 35,000

Annualized salary Range of Jobs to be Created: 17,500 To: 112,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

50.

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51.

IDA Projects

General Project Information

Project Code: 0101 12 06

Project Type: Straight Lease

Project Name: Honest Weight Food Co-Op, Inc.

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$8,929,746.00

Benefited Project Amount: \$8,929,746.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 07/19/2012

IDA Took Title Yes to Property:

Date IDA Took Title 11/23/2012

or Leasehold Interest:

Year Financial Assitance is 2022 planned to End:

Notes: construction of a 30,000 square foot grocery store

Location of Project

Address Line1: 100 Watervliet Ave.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12206

Province/Region:

Country: USA

Applicant Information

Applicant Name: "Honest Weight Food Co-Op, Inc."

Address Line1: 484 Central Ave.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12206

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$38,619.16

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$38,619.16

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$14,303.39 \$14,303.39

Total PILOTS: \$14,303.39 \$14,303.39

Net Exemptions: \$24,315.77

Project Employment Information

of FTEs before IDA Status: 67

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 23,000

Original Estimate of Jobs to be Retained: 67

Estimated average annual salary of jobs to be retained.(at Current Market rates): 27,000

Current # of FTEs: 73

of FTE Construction Jobs during fiscal year: 80

Net Employment Change: 6

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

52.

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IDA Projects

General Project Information

Project Code: 0101 07 02A

Project Type: Bonds/Notes Issuance

Project Name: Living Resources (A)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$7,139,000.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$7,240,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 01/18/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 02/28/2007

or Leasehold Interest:

Year Financial Assitance is 2037

planned to End:

Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Location of Project

Address Line1: 300 Washington Avenue Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Employment Information

of FTEs before IDA Status: 173

Original Estimate of Jobs to be created: 25

Average estimated annual salary of jobs to be created.(at Current market rates): 28,000

Annualized salary Range of Jobs to be Created: 14,300 To: 79,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 180

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 7

Applicant Information

Applicant Name: Living Resources

Address Line1: 300 Washington Ave. Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 07 02B

Project Type: Bonds/Notes Issuance

Project Name: Living Resources (B)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$0.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$405,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 01/18/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 02/28/2007

or Leasehold Interest:

Year Financial Assitance is 2017

planned to End:

Notes: New Construction Project information reported in A series

Location of Project

Address Line1: 300 Washington Avenue Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: Living Resources

Address Line1: 300 Washington Ave. Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

To: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

54.

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IDA Projects

55.

General Project Information Project Code: 0101 09 03A Project Type: Straight Lease Project Name: Madison Properties of Albany, LLC Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Construction Total Project Amount: \$1,350,000.00 Benefited Project Amount: \$1,310,000.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 12/17/2009 IDA Took Title Yes to Property: Date IDA Took Title 12/30/2009 or Leasehold Interest: Year Financial Assitance is 2025 planned to End: Notes: Project is not completed. No taxes paid in 2010 due to taxes under review. All back taxes were brought current per PILOT in January 2011	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$4,402.19 Local Property Tax Exemption: \$16,512.6 School Property Tax Exemption: \$34,328.14 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$55,242.93 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> PILOT Payment Information <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: right;">Actual Payment Made</th> <th style="width: 20%; text-align: right;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: right;">\$1,305.98</td> <td style="text-align: right;">\$1,305.98</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: right;">\$4,898.74</td> <td style="text-align: right;">\$4,898.74</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: right;">\$20,110.57</td> <td style="text-align: right;">\$20,110.57</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: right;">\$26,315.29</td> <td style="text-align: right;">\$26,315.29</td> </tr> </tbody> </table> </div> <div style="text-align: right; margin-top: 10px;"> Net Exemptions: \$28,927.64 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$1,305.98	\$1,305.98	Local PILOT:	\$4,898.74	\$4,898.74	School District PILOT:	\$20,110.57	\$20,110.57	Total PILOTS:	\$26,315.29	\$26,315.29
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$1,305.98	\$1,305.98														
Local PILOT:	\$4,898.74	\$4,898.74														
School District PILOT:	\$20,110.57	\$20,110.57														
Total PILOTS:	\$26,315.29	\$26,315.29														
Location of Project Address Line1: 684 - 690 Madison Avenue Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 0 Average estimated annual salary of jobs to be created.(at Current market rates): 0 Annualized salary Range of Jobs to be Created: 0 To: 0 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 1 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 1 </div>															
Applicant Information Applicant Name: "Madison Properties of Albany, LLC Address Line1: 1 Rapp Raod Address Line2: City: ALBANY State: NY Zip - Plus4: 12203 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: No There is no debt outstanding for this project: No IDA does not hold title to the property: No The project receives no tax exemptions: No </div>															

IDA Projects

General Project Information

Project Code: 0101 02 03A

Project Type: Bonds/Notes Issuance

Project Name: NYS Research Foundation

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$6,500,000.00

Benefited Project Amount: \$6,500,000.00

Bond/Note Amount: \$6,500,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 03/21/2002

IDA Took Title Yes

to Property:

Date IDA Took Title 05/01/2002

or Leasehold Interest:

Year Financial Assitance is 2032

planned to End:

Notes: New Construction

Location of Project

Address Line1: Research Foundation SUNY

Address Line2: State University Plaza P.O. Box 9

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: Research Foundation SUNY

Address Line1: State University Plaza P.O. Box 9

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 121

Original Estimate of Jobs to be created: 26

Average estimated annual salary of jobs to be created.(at Current market rates): 71,514

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 118

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: (3)

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

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IDA Projects

General Project Information

Project Code: 0101 05 03A

Project Type: Bonds/Notes Issuance

Project Name: New Covenant Charter School (A)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$15,125,000.00

Benefited Project Amount: \$15,125,000.00

Bond/Note Amount: \$15,125,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 03/17/2005

IDA Took Title Yes

to Property:

Date IDA Took Title 05/01/2005

or Leasehold Interest:

Year Financial Assitance is 2035

planned to End:

Notes: New Construction School was closed June 2010

Location of Project

Address Line1: New Covenant Charter School

Address Line2: 25 Lark St

City: ALBANY

State: NY

Zip - Plus4: 12210

Province/Region:

Country: USA

Applicant Information

Applicant Name: "Victory School, Inc"

Address Line1: c/o0 Joshua Moreau

Address Line2: 111 W. 57th St. Suite 525

City: NEW YORK

State: NY

Zip - Plus4: 10019

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$0 \$0

Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 39

Average estimated annual salary of jobs to be created.(at Current market rates): 16,116

Annualized salary Range of Jobs to be Created: 7,800 To: 85,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

57.

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IDA Projects

General Project Information

Project Code: 0101 05 03B

Project Type: Bonds/Notes Issuance

Project Name: New Covenant Charter School (B)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$1,480,000.00

Benefited Project Amount: \$1,480,000.00

Bond/Note Amount: \$1,480,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 03/17/2005

IDA Took Title Yes

to Property:

Date IDA Took Title 05/01/2005

or Leasehold Interest:

Year Financial Assitance is 2041

planned to End:

Notes: See Project information reported in (A) series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Location of Project

Address Line1: 25 Lark St

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12210

Province/Region:

Country: USA

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0

To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Applicant Information

Applicant Name: c/o Victory Schools

Address Line1: 111 W. 57th St., Suite 525

Address Line2:

City: NEW YORK

State: NY

Zip - Plus4: 10019

Province/Region:

Country: USA

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 10 01

Project Type: Bonds/Notes Issuance

Project Name: New Scotland Avenue Parking Garage Facility

Project part of another phase or multi phase: Yes

Original Project Code: 0101 09 02A

Project Purpose Category: Construction

Total Project Amount: \$39,200,000.00

Benefited Project Amount: \$34,923,362.00

Bond/Note Amount: \$14,506,500.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 09/17/2009

IDA Took Title Yes to Property:

Date IDA Took Title 10/09/2009 or Leasehold Interest:

Year Financial Assitance is 2041 planned to End:

Notes: Project still under construction.

Project information reported in Project 0101 09 02A

Location of Project

Address Line1: 40 New Scotland Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: Albany Medical Center Hospital

Address Line1: 43 New Scotland Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$0 \$0

Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

61.

General Project Information Project Code: 0101 12 01 Project Type: Straight Lease Project Name: Penta on Broadway, LLC Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Construction Total Project Amount: \$1,550,000.00 Benefited Project Amount: \$1,550,000.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 09/15/2011 IDA Took Title Yes to Property: Date IDA Took Title 02/13/2012 or Leasehold Interest: Year Financial Assitance is 2027 planned to End: Notes: Construction and Renovation of existing buildings	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$5,502.74 Local Property Tax Exemption: \$20,640.75 School Property Tax Exemption: \$42,910.18 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$69,053.67 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> PILOT Payment Information <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 25%; text-align: center;">Actual Payment Made</th> <th style="width: 25%; text-align: center;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: right;">\$1,283.97</td> <td style="text-align: right;">\$1,283.97</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: right;">\$4,816.18</td> <td style="text-align: right;">\$4,816.18</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: right;">\$10,012.37</td> <td style="text-align: right;">\$10,012.37</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: right;">\$16,112.52</td> <td style="text-align: right;">\$16,112.52</td> </tr> </tbody> </table> </div> <div style="text-align: right; margin-top: 10px;"> Net Exemptions: \$52,941.15 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$1,283.97	\$1,283.97	Local PILOT:	\$4,816.18	\$4,816.18	School District PILOT:	\$10,012.37	\$10,012.37	Total PILOTS:	\$16,112.52	\$16,112.52
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$1,283.97	\$1,283.97														
Local PILOT:	\$4,816.18	\$4,816.18														
School District PILOT:	\$10,012.37	\$10,012.37														
Total PILOTS:	\$16,112.52	\$16,112.52														
Location of Project Address Line1: 522-524 Broadway Address Line2: City: ALBANY State: NY Zip - Plus4: 12207 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 5 Average estimated annual salary of jobs to be created.(at Current market rates): 35,000 Annualized salary Range of Jobs to be Created: 30,000 To: 40,000 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,000 Current # of FTEs: 0 # of FTE Construction Jobs during fiscal year: 6 Net Employment Change: 0 </div>															
Applicant Information Applicant Name: "Penta on Broadway, LLC" Address Line1: 465 New Karner Road Address Line2: City: ALBANY State: NY Zip - Plus4: 12205 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: No There is no debt outstanding for this project: No IDA does not hold title to the property: No The project receives no tax exemptions: No </div>															

IDA Projects

General Project Information

Project Code: 0101 04 03A

Project Type: Bonds/Notes Issuance

Project Name: Port of Albany

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$1,675,000.00

Benefited Project Amount: \$1,675,000.00

Bond/Note Amount: \$1,675,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 09/16/2004

IDA Took Title Yes to Property:

Date IDA Took Title 11/01/2004 or Leasehold Interest:

Year Financial Assitance is 2024 planned to End:

Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Location of Project

Address Line1: Port of Albany

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Project Employment Information

of FTEs before IDA Status: 9

Original Estimate of Jobs to be created: 9

Average estimated annual salary of jobs to be created.(at Current market rates): 25,000

Annualized salary Range of Jobs to be Created: 10,000 To: 90,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 38

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 29

Applicant Information

Applicant Name: Albany Local Development Corp.

Address Line1: 21 Lodge Street

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Project Status

Current Year Is Last Year for reporting: Yes

There is no debt outstanding for this project: Yes

IDA does not hold title to the property: Yes

The project receives no tax exemptions: Yes

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IDA Projects

General Project Information

Project Code: 0101 93 03A

Project Type: Bonds/Notes Issuance

Project Name: Rehabilitation Services

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$1,350,000.00

Benefited Project Amount: \$1,350,000.00

Bond/Note Amount: \$1,350,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 04/15/1993

IDA Took Title Yes to Property:

Date IDA Took Title 06/01/1993 or Leasehold Interest:

Year Financial Assitance is 2023 planned to End:

Notes: New Construction

Location of Project

Address Line1: Rehabilitation Services

Address Line2: 314 Central avenue

City: ALBANY

State: NY

Zip - Plus4: 12206

Province/Region:

Country: USA

Applicant Information

Applicant Name: Rehabilitation Services

Address Line1: 2113 Western Avenue

Address Line2:

City: GUILDERLAND

State: NY

Zip - Plus4: 12084

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$0 \$0

Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 50

Original Estimate of Jobs to be created: 9

Average estimated annual salary of jobs to be created.(at Current market rates): 35,600

Annualized salary Range of Jobs to be Created: 23,000 To: 86,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 60

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 10

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

63.

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IDA Projects

General Project Information

Project Code: 0101 04 01A

Project Type: Bonds/Notes Issuance

Project Name: Renaissance Corp. of Albany

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$12,850,000.00

Benefited Project Amount: \$12,850,000.00

Bond/Note Amount: \$12,850,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 04/15/2004

IDA Took Title Yes

to Property:

Date IDA Took Title 06/01/2004

or Leasehold Interest:

Year Financial Assitance is 2034

planned to End:

Notes: New Construction

Location of Project

Address Line1: 130 New Scotland Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: Renaissance Corp. of America

Address Line1: 130 New Scotland Ave.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$0 \$0

Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 9

Average estimated annual salary of jobs to be created.(at Current market rates): 32,857

Annualized salary Range of Jobs to be Created: 21,250 To: 111,200

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 7

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 7

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

64.

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IDA Projects

65.

General Project Information	
Project Code:	0101 11 05
Project Type:	Straight Lease
Project Name:	SRS Albany LLC
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$21,700,891.00
Benefited Project Amount:	\$21,700,891.00
Bond/Note Amount:	
Annual Lease Payment:	\$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	07/21/2011
IDA Took Title	No
to Property:	
Date IDA Took Title	
or Leasehold Interest:	
Year Financial Assitance is	2017
planned to End:	
Notes:	This project was only an IDA project for part of 2013

Location of Project	
Address Line1:	711 Central Avenue
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12206
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	SRS Albany LLC
Address Line1:	302 Washington Ave Ext
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12203
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$38,519.15
Local Property Tax Exemption:	\$144,485.25
School Property Tax Exemption:	\$0
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$183,004.40
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$22,446.21
Local PILOT:	\$84,195.68
School District PILOT:	\$0
Total PILOTS:	\$106,641.89
Net Exemptions:	\$76,362.51

Project Employment Information	
# of FTEs before IDA Status:	17
Original Estimate of Jobs to be created:	335
Average estimated annual salary of jobs to be created.(at Current market rates):	27,276
Annualized salary Range of Jobs to be Created:	15,000 To: 75,000
Original Estimate of Jobs to be Retained:	17
Estimated average annual salary of jobs to be retained.(at Current Market rates):	27,276
Current # of FTEs:	0
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	(17)

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

IDA Projects

General Project Information

Project Code: 0101 99 05A

Project Type: Bonds/Notes Issuance

Project Name: Sage Colleges

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$8,550,000.00

Benefited Project Amount: \$8,550,000.00

Bond/Note Amount: \$8,550,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 02/18/1999

IDA Took Title Yes

to Property:

Date IDA Took Title 04/01/1999

or Leasehold Interest:

Year Financial Assitance is 2029

planned to End:

Notes: New Construction

Location of Project

Address Line1: 140 New Scotland Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: Sage Colleges

Address Line1: 140 New Scotland Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$0 \$0

Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 416

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 416

Estimated average annual salary of jobs to be retained.(at Current Market rates): 42,430

Current # of FTEs: 438

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 22

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

66.

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IDA Projects

67.

General Project Information Project Code: 0101 12 05 Project Type: Straight Lease Project Name: Scannell Properties #145, LLC Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Construction Total Project Amount: \$7,750,000.00 Benefited Project Amount: \$7,750,000.00 Bond/Note Amount: Annual Lease Payment: \$0 Federal Tax Status of Bonds: Not For Profit: No Date Project Approved: 09/20/2012 IDA Took Title Yes to Property: Date IDA Took Title 10/03/2012 or Leasehold Interest: Year Financial Assitance is 2018 planned to End: Notes:	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$143,033.92 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$143,033.92 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> PILOT Payment Information <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: right;">Actual Payment Made</th> <th style="width: 20%; text-align: right;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: right;">\$37,441.98</td> <td style="text-align: right;">\$37,441.98</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: right;">\$37,441.98</td> <td style="text-align: right;">\$37,441.98</td> </tr> </tbody> </table> </div> <div style="text-align: right; margin-top: 10px;"> Net Exemptions: \$105,591.94 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$0	\$0	Local PILOT:	\$0	\$0	School District PILOT:	\$37,441.98	\$37,441.98	Total PILOTS:	\$37,441.98	\$37,441.98
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$0	\$0														
Local PILOT:	\$0	\$0														
School District PILOT:	\$37,441.98	\$37,441.98														
Total PILOTS:	\$37,441.98	\$37,441.98														

Location of Project Address Line1: 55 Commerece Ave. Address Line2: City: ALBANY State: NY Zip - Plus4: 12206 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 0 Original Estimate of Jobs to be created: 25 Average estimated annual salary of jobs to be created.(at Current market rates): 28,000 Annualized salary Range of Jobs to be Created: 35,000 To: 100,000 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 16 # of FTE Construction Jobs during fiscal year: 0 Net Employment Change: 16 </div>
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Applicant Information Applicant Name: "Scannell Properties #145, LLC" Address Line1: 800 E. 96th St., Suite 175 Address Line2: City: INDIANAPOLIS State: IN Zip - Plus4: 46240 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: No There is no debt outstanding for this project: No IDA does not hold title to the property: No The project receives no tax exemptions: No </div>
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IDA Projects

68.

General Project Information	
Project Code:	0101 12 06Z
Project Type:	Straight Lease
Project Name:	Sixty State Place, LLC
Project part of another phase or multi phase:	No
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$6,500,000.00
Benefited Project Amount:	\$6,500,000.00
Bond/Note Amount:	
Annual Lease Payment:	\$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	07/19/2012
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	10/30/2012
Year Financial Assitance is planned to End:	2043
Notes:	Reconstruction and Renovation

Location of Project	
Address Line1:	50 State St., 6th Floor
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12207
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	"Sixty State Place, LLC"
Address Line1:	50 State Street, 6th Floor
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12207
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption:	\$0
Local Sales Tax Exemption:	\$0
County Real Property Tax Exemption:	\$0
Local Property Tax Exemption:	\$0
School Property Tax Exemption:	\$31,467.46
Mortgage Recording Tax Exemption:	\$0
Total Exemptions:	\$31,467.46
Total Exemptions Net of RPTL Section 485-b:	\$0.00
PILOT Payment Information	
Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$0
Local PILOT:	\$0
School District PILOT:	\$5,721.36
Total PILOTS:	\$5,721.36
Net Exemptions:	\$25,746.1

Project Employment Information	
# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	3
Average estimated annual salary of jobs to be created.(at Current market rates):	45,000
Annualized salary Range of Jobs to be Created:	25,000 To: 50,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	2
# of FTE Construction Jobs during fiscal year:	35
Net Employment Change:	2

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

IDA Projects

General Project Information

Project Code: 0101 03 01A

Project Type: Bonds/Notes Issuance

Project Name: South Mall Towers (A)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$11,890,000.00

Benefited Project Amount: \$11,890,000.00

Bond/Note Amount: \$11,890,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 11/21/2002

IDA Took Title Yes to Property:

Date IDA Took Title 01/01/2003 or Leasehold Interest:

Year Financial Assitance is 2035 planned to End:

Notes: New Construction

Location of Project

Address Line1: 101 South Pearl St

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Applicant Information

Applicant Name: South Mall Towers

Address Line1: 101 South Pearl St

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$32,125.7

Local Property Tax Exemption: \$120,503.45

School Property Tax Exemption: \$250,515.33

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$403,144.48

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$796.88 \$796.88

Local PILOT: \$2,989.09 \$2,989.09

School District PILOT: \$6,214.03 \$6,214.03

Total PILOTS: \$10,000 \$10,000

Net Exemptions: \$393,144.48

Project Employment Information

of FTEs before IDA Status: 12

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 12

Estimated average annual salary of jobs to be retained.(at Current Market rates): 30,520

Current # of FTEs: 10

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: (2)

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

69.

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General Project Information

Project Code: 0101 03 01B

Project Type: Bonds/Notes Issuance

Project Name: South Mall Towers (B)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$4,110,000.00

Benefited Project Amount: \$4,110,000.00

Bond/Note Amount: \$4,110,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 11/21/2002

IDA Took Title Yes

to Property:

Date IDA Took Title 01/01/2003

or Leasehold Interest:

Year Financial Assitance is 2015

planned to End:

Notes: New Construction Project information reported in A series

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 101 South Pearl St

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Applicant Information

Applicant Name: South Pearl Towers

Address Line1: 101 South Pearl St.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

71.

General Project Information Project Code: 0101 08 03A Project Type: Bonds/Notes Issuance Project Name: St. Peter's Hospital Phase I Project part of another phase or multi phase: No Original Project Code: Project Purpose Category: Construction Total Project Amount: \$243,328,938.00 Benefited Project Amount: \$194,571,814.00 Bond/Note Amount: \$172,620,000.00 Annual Lease Payment: Federal Tax Status of Bonds: Tax Exempt Not For Profit: Yes Date Project Approved: 01/28/2008 IDA Took Title Yes to Property: Date IDA Took Title 01/30/2008 or Leasehold Interest: Year Financial Assistance is 2033 planned to End: Notes: N/A	Project Tax Exemptions & PILOT Payment Information <div style="text-align: right;"> State Sales Tax Exemption: \$0 Local Sales Tax Exemption: \$0 County Real Property Tax Exemption: \$0 Local Property Tax Exemption: \$0 School Property Tax Exemption: \$0 Mortgage Recording Tax Exemption: \$0 Total Exemptions: \$0.00 Total Exemptions Net of RPTL Section 485-b: \$0.00 </div> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> PILOT Payment Information <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Actual Payment Made</th> <th style="width: 20%; text-align: center;">Payment Due Per Agreement</th> </tr> </thead> <tbody> <tr> <td>County PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Local PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>School District PILOT:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Total PILOTS:</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> </tbody> </table> </div> <div style="text-align: center; margin-top: 10px;"> Net Exemptions: \$0 </div>		Actual Payment Made	Payment Due Per Agreement	County PILOT:	\$0	\$0	Local PILOT:	\$0	\$0	School District PILOT:	\$0	\$0	Total PILOTS:	\$0	\$0
	Actual Payment Made	Payment Due Per Agreement														
County PILOT:	\$0	\$0														
Local PILOT:	\$0	\$0														
School District PILOT:	\$0	\$0														
Total PILOTS:	\$0	\$0														
Location of Project Address Line1: 315 Manning Blvd. Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA	Project Employment Information <div style="text-align: right;"> # of FTEs before IDA Status: 2,115 Original Estimate of Jobs to be created: 75 Average estimated annual salary of jobs to be created.(at Current market rates): 26,780 Annualized salary Range of Jobs to be Created: 22,500 To: 50,000 Original Estimate of Jobs to be Retained: 0 Estimated average annual salary of jobs to be retained.(at Current Market rates): 0 Current # of FTEs: 2,185 # of FTE Construction Jobs during fiscal year: 70 Net Employment Change: 70 </div>															
Applicant Information Applicant Name: St. Peter's Hospital Address Line1: 315 Manning Blvd. Address Line2: City: ALBANY State: NY Zip - Plus4: 12208 Province/Region: Country: USA	Project Status <div style="text-align: right;"> Current Year Is Last Year for reporting: No There is no debt outstanding for this project: No IDA does not hold title to the property: No The project receives no tax exemptions: No </div>															

IDA Projects

General Project Information

Project Code: 0101 08 04A

Project Type: Bonds/Notes Issuance

Project Name: St. Peter's Hospital Phase II

Project part of another phase or multi phase: Yes

Original Project Code: 0101 08 03A

Project Purpose Category: Construction

Total Project Amount: \$20,000,000.00

Benefited Project Amount: \$20,000,000.00

Bond/Note Amount: \$4,395,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 01/28/2008

IDA Took Title Yes

to Property:

Date IDA Took Title 01/30/2008

or Leasehold Interest:

Year Financial Assitance is 2033

planned to End:

Notes: Employment information reported in ProjectCode 0101 08 03A

Location of Project

Address Line1: 315 South Manning Blvd.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: St. Peter's Hospital

Address Line1: 315 South Manning Blvs.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

To: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 08 05A

Project Type: Bonds/Notes Issuance

Project Name: St. Peter's Hospital Phase III

Project part of another phase or multi phase: Yes

Original Project Code: 0101 08 03A

Project Purpose Category: Construction

Total Project Amount: \$25,877,000.00

Benefited Project Amount: \$24,988,000.00

Bond/Note Amount: \$16,365,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 01/28/2008

IDA Took Title Yes

to Property:

Date IDA Took Title 01/30/2008

or Leasehold Interest:

Year Financial Assitance is 2033

planned to End:

Notes: Employment information recorded in Project Code 0101 08 03A

Location of Project

Address Line1: 315 South Manning Blvd.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: St. Peter's Hospital

Address Line1: 315 South Manning Blvd.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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General Project Information

Project Code: 0101 08 07A

Project Type: Bonds/Notes Issuance

Project Name: St. Peter's Hospital Phase V

Project part of another phase or multi phase: Yes

Original Project Code: 0101 08 03A

Project Purpose Category: Construction

Total Project Amount: \$32,304,547.00

Benefited Project Amount: \$31,572,277.00

Bond/Note Amount: \$20,000,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 01/28/2008

IDA Took Title Yes

to Property:

Date IDA Took Title 01/30/2008

or Leasehold Interest:

Year Financial Assitance is 2033

planned to End:

Notes: Employment information reported in Project Code 0101 08 03A

Location of Project

Address Line1: 315 South Manning Blvd.

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: St. Peter's Hospital

Address Line1: 315 South Manning Blvd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 08 06A

Project Type: Bonds/Notes Issuance

Project Name: St. Peterr's Hospital Phase IV

Project part of another phase or multi phase: Yes

Original Project Code: 0101 08 03A

Project Purpose Category: Construction

Total Project Amount: \$20,000,000.00

Benefited Project Amount: \$19,162,614.00

Bond/Note Amount: \$15,605,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 01/28/2008

IDA Took Title Yes

to Property:

Date IDA Took Title 01/30/2008

or Leasehold Interest:

Year Financial Assitance is 2033

planned to End:

Notes: Employment information reported in Project Code 0101 08 03A

Location of Project

Address Line1: 315 South Manning Blvd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: St. Peter's Hospital

Address Line1: 315 South Manning Blvd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0

To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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-Project Tax Exemptions & PILOT Payment Information

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

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

Net Exemptions:	\$0
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-Project Employment Information

# of FTEs before IDA Status:	0	
Original Estimate of Jobs to be created:	8	
Average estimated annual salary of jobs to be created.(at Current market rates):	43,882	
Annualized salary Range of Jobs to be Created:	26,000	To: 139,000
Original Estimate of Jobs to be Retained:	0	
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0	
Current # of FTEs:	0	
# of FTE Construction Jobs during fiscal year:	0	
Net Employment Change:	0	

Project Status

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

IDA Projects

General Project Information

Project Code: 0101 07 07A

Project Type: Bonds/Notes Issuance

Project Name: St. Rose College 2007 (A)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$62,500,000.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$34,000,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 04/19/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 06/27/2007

or Leasehold Interest:

Year Financial Assitance is 2037

planned to End:

Notes: Construction

Location of Project

Address Line1: 432Western Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: St Rose College

Address Line1: 432 Western Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0 \$0

Local PILOT: \$0 \$0

School District PILOT: \$0 \$0

Total PILOTS: \$0 \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 552

Original Estimate of Jobs to be created: 4

Average estimated annual salary of jobs to be created.(at Current market rates): 43,882

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 556

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 4

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

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General Project Information

Project Code: 0101 07 07B

Project Type: Bonds/Notes Issuance

Project Name: St. Rose College 2007 (B)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$62,500,000.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$6,600,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 04/19/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 06/27/2007

or Leasehold Interest:

Year Financial Assitance is 2031

planned to End:

Notes: Construction Project information reported under A series

Location of Project

Address Line1: 432 Western Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: St. Rose College

Address Line1: 432 Western Avenue

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 11 07

Project Type: Bonds/Notes Issuance

Project Name: Swan Street Lofts. LP

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$9,500,000.00

Benefited Project Amount: \$5,400,000.00

Bond/Note Amount: \$5,400,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 11/17/2011

IDA Took Title No

to Property:

Date IDA Took Title

or Leasehold Interest:

Year Financial Assitance is 2013

planned to End:

Notes:

Location of Project

Address Line1: 56 Second Street

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12210

Province/Region:

Country: USA

Applicant Information

Applicant Name: "Norstar Development, LP"

Address Line1: 733 Broadway

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0

To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 97

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

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IDA Projects

General Project Information

Project Code: 0101 07 10A

Project Type: Bonds/Notes Issuance

Project Name: Teresian House (A)

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Services

Total Project Amount: \$15,500,000.00

Benefited Project Amount: \$0.00

Bond/Note Amount: \$13,360,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 06/21/2007

IDA Took Title Yes

to Property:

Date IDA Took Title 06/28/2007

or Leasehold Interest:

Year Financial Assitance is 2016

planned to End:

Notes: Refinance

Location of Project

Address Line1: 200 Washington Avenue Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: Teresian House

Address Line1: 200 Washington Ave. Ext

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 306

Original Estimate of Jobs to be created: 5

Average estimated annual salary of jobs to be created.(at Current market rates): 33,883

Annualized salary Range of Jobs to be Created: 24,000 To: 150,000

Original Estimate of Jobs to be Retained: 306

Estimated average annual salary of jobs to be retained.(at Current Market rates): 33,883

Current # of FTEs: 370

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 64

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

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IDA Projects

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General Project Information	
Project Code:	0101 07 13A
Project Type:	Straight Lease
Project Name:	True North
Project part of another phase or multi phase: No	
Original Project Code:	
Project Purpose Category:	Construction
Total Project Amount:	\$10,500,000.00
Benefited Project Amount:	\$0.00
Bond/Note Amount:	
Annual Lease Payment:	\$0
Federal Tax Status of Bonds:	
Not For Profit:	No
Date Project Approved:	04/19/2007
IDA Took Title to Property:	Yes
Date IDA Took Title or Leasehold Interest:	12/18/2007
Year Financial Assitance is planned to End:	2014
Notes:	Renovation and Construction

Location of Project	
Address Line1:	22 Holland Avenue
Address Line2:	
City:	ALBANY
State:	NY
Zip - Plus4:	12208
Province/Region:	
Country:	USA

Applicant Information	
Applicant Name:	"True North Albany Extgended Stay,
Address Line1:	5000 Express Drive South
Address Line2:	
City:	RONKONKOMA
State:	NY
Zip - Plus4:	11779
Province/Region:	
Country:	USA

Project Tax Exemptions & PILOT Payment Information	
State Sales Tax Exemption: \$0	
Local Sales Tax Exemption: \$0	
County Real Property Tax Exemption: \$22,278.75	
Local Property Tax Exemption: \$83,567.52	
School Property Tax Exemption: \$173,728.98	
Mortgage Recording Tax Exemption: \$0	
Total Exemptions: \$279,575.25	
Total Exemptions Net of RPTL Section 485-b: \$0.00	
PILOT Payment Information	
	Actual Payment Made Payment Due Per Agreement
County PILOT:	\$20,414.16 \$20,414.16
Local PILOT:	\$76,573.47 \$76,573.47
School District PILOT:	\$173,728.98 \$173,728.98
Total PILOTS:	\$270,716.61 \$270,716.61
Net Exemptions: \$8,858.64	

Project Employment Information	
# of FTEs before IDA Status:	0
Original Estimate of Jobs to be created:	25
Average estimated annual salary of jobs to be created.(at Current market rates):	41,600
Annualized salary Range of Jobs to be Created:	12,300 To: 69,000
Original Estimate of Jobs to be Retained:	0
Estimated average annual salary of jobs to be retained.(at Current Market rates):	0
Current # of FTEs:	22
# of FTE Construction Jobs during fiscal year:	0
Net Employment Change:	22

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

IDA Projects

General Project Information

Project Code: 0101 97 02A

Project Type: Bonds/Notes Issuance

Project Name: United Cerebral Palsy Center 1

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$3,000,000.00

Benefited Project Amount: \$3,000,000.00

Bond/Note Amount: \$3,000,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 03/20/1997

IDA Took Title Yes

to Property:

Date IDA Took Title 05/01/1997

or Leasehold Interest:

Year Financial Assitance is 2019

planned to End:

Notes: New Construction

Location of Project

Address Line1: 314 S. Manning Blvd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Applicant Information

Applicant Name: United Cerebral Palsy Center

Address Line1: 314 S. Manning Blvd

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12208

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 445

Original Estimate of Jobs to be created: 20

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 445

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 1,949

of FTE Construction Jobs during fiscal year: 7

Net Employment Change: 1,504

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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General Project Information

Project Code: 0101 01 06A

Project Type: Bonds/Notes Issuance

Project Name: Univ. at Albany Foundation Student Housing - South

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$18,205,000.00

Benefited Project Amount: \$18,205,000.00

Bond/Note Amount: \$18,205,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 10/18/2001

IDA Took Title Yes

to Property:

Date IDA Took Title 12/01/2001

or Leasehold Interest:

Year Financial Assitance is 2032

planned to End:

Notes: New Construction

Location of Project

Address Line1: 1400 Washington Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: Univ. at Albany Foundation of Stud

Address Line1: 1400 Washington Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 4

Average estimated annual salary of jobs to be created.(at Current market rates): 35,161

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 7

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 7

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 01 07A

Project Type: Bonds/Notes Issuance

Project Name: Univ.at Albany Foundation Student Housing - East

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$14,070,000.00

Benefited Project Amount: \$14,070,000.00

Bond/Note Amount: \$14,070,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 10/18/2001

IDA Took Title Yes to Property:

Date IDA Took Title 12/01/2001 or Leasehold Interest:

Year Financial Assitance is 2032 planned to End:

Notes: New Construction

Location of Project

Address Line1: 1400 Washington Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: Univ. At Albany Foundation of Stud

Address Line1: 1400 Washington Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

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

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 7

Average estimated annual salary of jobs to be created.(at Current market rates): 35,161

Annualized salary Range of Jobs to be Created: 20,000 To: 63,000

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 9

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 9

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 01 05A
Project Type: Bonds/Notes Issuance
Project Name: Univ.at Albany Foundation Student Housing - North
Project part of another phase or multi phase: No
Original Project Code:
Project Purpose Category: Construction

Total Project Amount: \$14,275,000.00
Benefited Project Amount: \$14,275,000.00
Bond/Note Amount: \$14,275,000.00
Annual Lease Payment:
Federal Tax Status of Bonds: Tax Exempt
Not For Profit: Yes
Date Project Approved: 10/18/2001
IDA Took Title Yes
to Property:
Date IDA Took Title 12/01/2001
or Leasehold Interest:
Year Financial Assitance is 2032
planned to End:
Notes: New Construction

Project Tax Exemptions & PILOT Payment Information

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

PILOT Payment Information

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

Net Exemptions: \$0

Location of Project

Address Line1: 1400 Washington Ave
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Employment Information

of FTEs before IDA Status: 0
Original Estimate of Jobs to be created: 4
Average estimated annual salary of jobs to be created.(at Current market rates): 35,161
Annualized salary Range of Jobs to be Created: 0 To: 0
Original Estimate of Jobs to be Retained: 0
Estimated average annual salary of jobs to be retained.(at Current Market rates): 0
Current # of FTEs: 7
of FTE Construction Jobs during fiscal year: 0
Net Employment Change: 7

Applicant Information

Applicant Name: Univ. at Albany Foundation of Stud
Address Line1: 1400 Washington Ave.
Address Line2:
City: ALBANY
State: NY
Zip - Plus4: 12203
Province/Region:
Country: USA

Project Status

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

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General Project Information

Project Code: 0101 01 08A

Project Type: Bonds/Notes Issuance

Project Name: Univ.at Albany Foundation Student Housing - West

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Construction

Total Project Amount: \$14,140,000.00

Benefited Project Amount: \$14,140,000.00

Bond/Note Amount: \$14,140,000.00

Annual Lease Payment:

Federal Tax Status of Bonds: Tax Exempt

Not For Profit: Yes

Date Project Approved: 10/18/2001

IDA Took Title Yes

to Property:

Date IDA Took Title 12/01/2001

or Leasehold Interest:

Year Financial Assitance is 2032

planned to End:

Notes: New Construction

Location of Project

Address Line1: 1400 Washington Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Applicant Information

Applicant Name: Univ. at Albany Foundation of Stud

Address Line1: 1400 Washington Ave

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$0

Local Property Tax Exemption: \$0

School Property Tax Exemption: \$0

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$0.00

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

Actual Payment Made

Payment Due Per Agreement

County PILOT: \$0

Local PILOT: \$0

School District PILOT: \$0

Total PILOTS: \$0

Net Exemptions: \$0

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 3

Average estimated annual salary of jobs to be created.(at Current market rates): 35,161

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 6

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 6

Project Status

Current Year Is Last Year for reporting:

There is no debt outstanding for this project:

IDA does not hold title to the property:

The project receives no tax exemptions:

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IDA Projects

General Project Information

Project Code: 0101 06 04A

Project Type: Straight Lease

Project Name: Urgo Project

Project part of another phase or multi phase: No

Original Project Code:

Project Purpose Category: Other Categories

Total Project Amount: \$600,000.00

Benefited Project Amount: \$600,000.00

Bond/Note Amount:

Annual Lease Payment: \$0

Federal Tax Status of Bonds:

Not For Profit: No

Date Project Approved: 01/01/2006

IDA Took Title Yes

to Property:

Date IDA Took Title 01/01/2006

or Leasehold Interest:

Year Financial Assitance is 2014

planned to End:

Notes: Straight Lease

Location of Project

Address Line1: 39 North Pearl St

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12207

Province/Region:

Country: USA

Applicant Information

Applicant Name: Michael & Antonella Urgo

Address Line1: 12 Briarwood Terrace

Address Line2:

City: ALBANY

State: NY

Zip - Plus4: 12203

Province/Region:

Country: USA

Project Tax Exemptions & PILOT Payment Information

State Sales Tax Exemption: \$0

Local Sales Tax Exemption: \$0

County Real Property Tax Exemption: \$1,283.97

Local Property Tax Exemption: \$4,816.18

School Property Tax Exemption: \$10,012.37

Mortgage Recording Tax Exemption: \$0

Total Exemptions: \$16,112.52

Total Exemptions Net of RPTL Section 485-b: \$0.00

PILOT Payment Information

	Actual Payment Made	Payment Due Per Agreement
County PILOT:	\$660.33	\$660.33
Local PILOT:	\$2,476.89	\$2,476.89
School District PILOT:	\$5,149.22	\$5,149.22
Total PILOTS:	\$8,286.44	\$8,286.44

Net Exemptions: \$7,826.08

Project Employment Information

of FTEs before IDA Status: 0

Original Estimate of Jobs to be created: 0

Average estimated annual salary of jobs to be created.(at Current market rates): 0

Annualized salary Range of Jobs to be Created: 0 To: 0

Original Estimate of Jobs to be Retained: 0

Estimated average annual salary of jobs to be retained.(at Current Market rates): 0

Current # of FTEs: 0

of FTE Construction Jobs during fiscal year: 0

Net Employment Change: 0

Project Status

Current Year Is Last Year for reporting: No

There is no debt outstanding for this project: No

IDA does not hold title to the property: No

The project receives no tax exemptions: No

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
87	\$8,086,592.41	\$4,455,209.74	\$3,631,382.67	3,107

Additional Comments:

Procurement Report for Albany City Industrial Development Agency

Run Date: 03/14/2014

Fiscal Year Ending: 12/31/2013

Status: UNSUBMITTED

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?	No	
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"?	No	
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?	No	

Procurement Report for Albany City Industrial Development Agency

Run Date: 03/14/2014

Fiscal Year Ending: 12/31/2013

Status: UNSUBMITTED

Procurement Transactions Listing:**1. Vendor Name:** Capitalize Albany Corporation**2. Vendor Name:** City of Albany

Type of Procurement: Other Professional Services
Award Process: Authority Contract - Non-Competitive Bid
Award Date: 03/25/2013
End Date: 12/31/2013
Amount: \$250,000
Amount Expended for Fiscal Year: \$250,000
Fair market value: \$250,000

Explain why the fair market
value is less than the amount:

Address Line1: 21 Lodge Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus 4:
Province Region:
Country: USA

Procurement Description: Professional Services

Type of Procurement: Legal Services
Award Process: Non Contract Procurement/Purchase Order
Award Date:
End Date:
Amount:
Amount Expended for Fiscal Year: \$42,000
Fair market value:

Explain why the fair market
value is less than the amount:

Address Line1: 24 Eagle Street
Address Line2:
City: ALBANY
State: NY
Postal Code: 12207
Plus 4:
Province Region:
Country: USA

Procurement Description: Legal Services

Procurement Report for Albany City Industrial Development Agency

Run Date: 03/14/2014

Fiscal Year Ending: 12/31/2013

Status: UNSUBMITTED

Procurement Transactions Listing:

3. Vendor Name: Teal, Becker, and Chiaramonte CPAs, PC

Type of Procurement: Financial Services
Award Process: Authority Contract - Non-Competitive Bid
Award Date: 12/19/2013
End Date: 03/31/2014
Amount: \$7,000
Amount Expended for Fiscal Year: \$0
Fair market value: \$7,000

Explain why the fair market value is less than the amount:

Address Line1: 7 Washington Square
Address Line2:
City: ALBANY
State: NY
Postal Code: 12205
Plus 4:
Province Region:
Country: USA

Procurement Description: Auditing Services

Procurement Report for Albany City Industrial Development Agency

Run Date: 03/14/2014

Fiscal Year Ending: 12/31/2013

Status: UNSUBMITTED

Procurement Transactions Listing:

Additional Comments:

Investment Report for Albany City Industrial Development Agency
Fiscal Year Ending:12/31/2013

Run Date: 03/14/2014
Status: UNSUBMITTED

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?	No	
4. Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	No	

Investment Report for Albany City Industrial Development Agency
Fiscal Year Ending:12/31/2013

Run Date: 03/14/2014
Status: UNSUBMITTED

Additional Comments: