

City of Albany Industrial Development Agency

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

Susan Pedo, Chair
Lee Eck, Vice Chair
Darius Shahinfar, Treasurer
Anthony Gaddy, Secretary
Robert Schofield
Elizabeth Staubach
Joseph Better

Sarah Reginelli, Chief Executive Officer
Thomas Conoscenti, COO/Interim CFO
Andy Corcione, Project Services Director
Marisa Franchini, Agency Counsel
A. Joseph Scott, Special Counsel

To: Darius Shahinfar
Susan Pedo
Lee Eck
Anthony Gaddy

Robert Schofield
Elizabeth Staubach
Joseph Better

CC: Sarah Reginelli
Marisa Franchini
Joe Scott
Emma Fullem

Thomas Conoscenti
Andy Corcione
Erin Grace

Date: March 4, 2022

IDA AUDIT COMMITTEE MEETING

A meeting of the Audit Committee of the City of Albany Industrial Development Agency will be held on **Thursday, March 10, 2022, at 12:15 pm** and conducted telephonically pursuant to recent legislation.

AGENDA

Roll Call, Reading & Approval of the Minutes of the Audit Committee Meeting of October 13, 2021

Unfinished Business

New Business

- A. Review of Draft 2021 Audited Financial Statements
- B. Review of Draft 2021 Annual Report
- C. Review of Draft 2021 Procurement Report
- D. Review of Draft 2021 Investment Report
- E. Review of Management Assessment of Internal Controls and Performance Measures Report

Other Business

Adjournment

City of Albany Industrial Development Agency

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

Susan Pedo, *Chair*
Lee Eck, *Vice Chair*
Darius Shahinfar, *Treasurer*
Anthony Gaddy, *Secretary*
Robert Schofield

Sarah Reginelli, *Chief Executive Officer*
Thomas Conoscenti, *Chief Operating Officer*
Mark Opalka, *Chief Financial Officer*
Andy Corcione, *Project Services Director*
Marisa Franchini, *Agency Counsel*
A. Joseph Scott, *Special Counsel*

IDA MINUTES OF AUDIT COMMITTEE MEETING

Wednesday, October 13, 2021

Attending: Susan Pedo and Darius Shahinfar

Absent: Robert Schofield

Also Present: Lee Eck, Sarah Reginelli, Tom Conoscenti, Mark Opalka, Andy Corcione, and Erin Grace

Public Present: Emily Silengo and Nathan Pannucci

Chair Susan Pedo called the Audit Committee Meeting of the IDA to order at 11:01 a.m. The meeting was held telephonically pursuant to S.50001/A.40001.

Roll Call, Reading and Approval of Minutes of the March 11, 2021 Committee Meeting

A roll call of the Committee members present was held. Since the minutes of the previous meeting had been distributed to Committee members in advance for review, Susan Pedo made a proposal to dispense with the reading of the minutes. Chair Susan Pedo made a proposal to approve the minutes of the March 11, 2021 Audit Committee meeting as presented. A motion to accept the minutes, as presented, was made by Darius Shahinfar and seconded by Susan Pedo. A vote being taken, the minutes were accepted unanimously.

Unfinished Business

None.

New Business

Teal, Becker and Chiaramonte CPA's – 2021 Audit Engagement Letter

Nathan Pannucci and Emily Silengo were present from Teal, Becker and Chiaramonte. The accounting team staff reviewed the audit procedure and engagement letter with the Committee. The Committee and staff discussed the performance of the Teal, Becker and Chiaramonte's audit team, commending them for their excellent, in-depth and timely work. The cost of the services provided to the Agency was reviewed, and the Committee was advised that the cost to the Agency would remain the same this year. The Committee was informed that interim fieldwork will commence in mid-December. The Chair informed the Committee that this is Katie Doran's 5th and final year as managing partner. The Committee encouraged the members to reach out to the audit team via email or telephone if there were any concerns.

A motion to send a positive recommendation to the full Board for utilizing the services of Teal, Becker, and Chiaramonte to perform the audit of the Agency's 2021 financials was made by Darius Shahinfar, and seconded by Susan Pedo. A vote being taken, the motion passed unanimously.

Review Adequacy of Audit Committee Charter

Staff reviewed the Audit Committee Charter with the Committee, which had been previously circulated. Staff explained that no formal action is necessary per the Committee's Charter and that per ABO recommendation, it is best practice for the Committee to review it annually.

Review Audit Committee 2021 Performance

Staff reviewed the Audit Committee 2021 Performance with the Committee. Staff explained that no formal action is necessary and that per ABO recommendation, it is best practice for the Committee to review their performance annually.

Other Business

None

There being no further business, Chair Susan Pedo adjourned the meeting at 11:13 p.m.

Respectfully submitted,

Anthony Gaddy, Secretary

**CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY,
A COMPONENT UNIT OF THE CITY OF ALBANY
21 LODGE STREET
ALBANY, NEW YORK 12207**

Teal, Becker & Chiaramonte, CPAs, P.C.
7 Washington Square
Albany, New York 12205

This representation letter is provided in connection with your audits of the financial statements of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany (the “Agency”) as of December 31, 2021 and 2020, and for the years then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows in accordance with accounting principles generally accepted for governments in the United States of America.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information such that, in the light of surrounding circumstances, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of the date of the independent auditors’ report:

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated October 4, 2021 for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America.
- We acknowledge our responsibility for 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.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of accounting principles generally accepted in the United States of America.
- All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America requires adjustment or disclosure have been adjusted or disclosed.

- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with accounting principles generally accepted in the United States of America.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statements of revenues, expenses, and changes in fund net position have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statements of revenues, expenses, and changes in fund net position, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- All required supplementary information is measured and presented within the prescribed guidelines.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audits; and
 - Unrestricted access to persons within the Agency from whom you determined it necessary to obtain audit evidence;
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- (1) A written acknowledgement of all the documents that we expect to issue that will be included in the annual report and the planning timing and method of issuance of that annual report;

(2) A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditors' report.

- The financial statements and any other information included in the annual report are consistent with one another, and the other information does not contain any material misstatements.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our analysis of the Agency's ability to continue as a going concern, including significant conditions and events present, and if necessary, our analysis of management's plans, and our ability to achieve those plans.
- We have no knowledge of any fraud or suspected fraud that affects the Agency and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the Agency's financial statements communicated by employees, former employees, regulators, or others.
- We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the Agency's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- The Agency has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which the Agency is contingently liable.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the statements of net position date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.

- Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
- Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62.
- The Agency has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- Provisions for uncollectible receivables have been properly identified and recorded.
- With respect to the required supplementary information accompanying the financial statements:
 - We acknowledge our responsibility for the presentation of the required supplementary information in accordance with accounting principles generally accepted in the United States of America.
 - We believe the required supplementary information, including its form and content, is measured and fairly presented in accordance with accounting principles generally accepted in the United States of America.
 - The methods of measurement or presentation have not changed from those used in the prior year.
 - We believe the significant assumptions or interpretations underlying the measurement or presentation of the required supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.
- With respect to non-audit services as identified in the engagement letter, we have performed the following:
 - Made all management decisions and performed all management functions;
 - Assigned a competent individual to oversee the services;
 - Evaluated the adequacy of the services performed;
 - Evaluated and accepted responsibility for the results of the services performed; and
 - Established and maintained internal controls, including monitoring ongoing activities.
- As to audit evidence transferred via electronic modes, we are responsible to ensure that such evidence is authentic, complete, and accurate for the purposes it is meant to serve.

Very truly yours,

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

Signature and Title

Date

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

FINANCIAL STATEMENTS

DECEMBER 31, 2021 AND 2020

DRAFT

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditors' Report	1-3
Management's Discussion And Analysis	4-8
Statements Of Net Position	9
Statements Of Revenues, Expenses, And Changes In Net Position	10
Statements Of Cash Flows	11
Notes To Financial Statements	12-16
	<u>Schedule Number</u>
<u>REQUIRED SUPPLEMENTARY INFORMATION</u>	
Schedule Of Revenues And Expenses - Budget (Non-GAAP Basis) And Actual	I
Report On Internal Control Over Financial Reporting And On Compliance And Other Matters Based On An Audit Of Financial Statements Performed In Accordance With <i>Government Auditing Standards</i>	

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

Independent Auditors' Report

Report on the Audit of the Financial Statements

Opinions

We have audited 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 years ended December 31, 2021 and 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements 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, 2021 and 2020, 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.

Basis for Opinions

We conducted our audit 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. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City of Albany Industrial Development Agency, a Component Unit of the City of Albany's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

Responsibilities of Management for the Financial Statements (Continued)

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 City of Albany Industrial Development Agency, a Component Unit of the City of Albany's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 4 through 8 and Schedule I be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 __, 2022 on our consideration of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Albany Industrial Development Agency, a Component Unit of the City of Albany's internal control over financial reporting and compliance.

Albany, New York
March __, 2022

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

Management's Discussion and Analysis

The following Management's Discussion and Analysis (MD&A) of the City of Albany Industrial Development Agency's (CAIDA or Agency) activities and financial performance is offered as an introduction and overview of the financial statements of CAIDA for the fiscal years ended December 31, 2021 and 2020. Following this MD&A are the basic financial statements of CAIDA together with the notes thereto which are essential to a full understanding of the data contained in the financial statements. In addition to the notes, this section also presents certain supplementary information to assist with the understanding of CAIDA's financial operations.

OPERATION SUMMARY

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

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

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

See independent auditors' report
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

Management's Discussion and Analysis

FINANCIAL OPERATIONS HIGHLIGHTS

The chart below provides a condensed summary of revenues and expenses for the years December 31, 2021 and 2020:

	<u>2021</u>	<u>2020</u>
Total revenues, gains, and other support	\$ 1,925,558	\$ 412,252
Total expenses	<u>\$ 1,083,691</u>	<u>\$ 962,306</u>
Excess Of Revenues Over Expenses/(Expenses Over Revenues)	<u>\$ 841,867</u>	<u>\$ (500,054)</u>

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

The following projects that closed in 2021 and paid an administrative fee to the Agency were as follows:

413 North Pearl Assoc., LLC

This project consists of the conversion of an underutilized 90,000 SF historic structure in the North Warehouse District into 80 market rate apartments and approx. 13,000 SF of commercial/retail space. This approximately \$18.6 million project will create an estimated 2 permanent jobs and create an estimated 75 construction jobs.

563 New Scotland Ave, LLC

This project consists of the construction of an approximately 300,000 SF mixed-use complex spread over four (4) buildings across 3.3 acres. The project will consist of approx. 188 residential rental units, approx. 255 off-street parking spots and +/- 15,000 SF of ground floor commercial/retail space. Seven (7) existing underutilized structures will be demolished. When completed this approx. \$39.8 million project will have retained 2 permanent jobs, created an estimated 13 permanent jobs and 85 construction jobs.

1211 Western Ave Associates, LLC

This project consists of the construction of an approximately 190,000 SF 6-story mixed-use building containing 136 market rate apartment units, approx. 1,850 SF of ground floor commercial space. The structure will be built on top of an approx. 150 space parking garage. This approximately \$35.7 million project will create an estimated 5 permanent jobs and 90 construction jobs.

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

Management's Discussion and Analysis

61 North Pearl Partners, LP

This project consists of the historic redevelopment of an approximate 40,000 SF historic structure in Downtown Albany. When completed, this project will consist of 15 residential units and approx. 10,000 SF of retail/commercial space at ground level. The four existing retail spaces on site will remain and space formerly occupied by a restaurant will be re-tenanted. This approximately \$4.7 million project will retain 8 existing jobs and create an estimated 25 construction jobs.

745 Broadway Apartments, LLC

This project consists of the construction of an approximately 99,000 SF 5-story market rate residential apartment building on the site of an underutilized parking lot in Clinton Square. When completed, the project will contain 80 apartment units and approx. 93 off-street parking spaces. This approximately \$22.7 million project will create an estimated 2 permanent jobs and 150 construction jobs.

TR Hackett, LLC

This project consists of the construction of an approximately 60,000 SF 4-story market rate residential apartment building on vacant land in the University Heights neighborhood. When completed, the project will contain 39 one and two-bedroom apartment units and approx. 44 off-street parking spaces. This approximately \$6.8 million project will create an estimated 260 construction jobs.

191 North Pearl, LLC

This project consists of the construction of an approximately 27,000 SF 4-story market rate residential apartment building on vacant land in Clinton Square. When completed, the project will contain 18 one and two-bedroom apartment units and approx. 15 off-street parking spaces. This approximately \$3.3 million project will create an estimated 220 construction jobs.

Holland Ave OZ, LLC

This project consists of the construction of an approximately 67,000 SF 4-story market rate residential apartment building on 1.2 acres of land in the University Heights neighborhood. When completed, the project will contain 60 apartment units and approx. 59 off-street parking spaces. The project intends to utilize the Opportunity Zone Program. This approximately \$12.1 million project will create an estimated 2 full time jobs and approx. 115 construction jobs.

413 North Pearl Assoc., LLC

This project consists of the historic renovation and conversion of an underutilized +/- 225,000 SF historic structure in the North Warehouse District into approx. 260 market rate apartments and approx. 48,000 SF of commercial/retail space. This approximately \$65.0 million project will retain an estimated 46 full time jobs, create an estimated 3 permanent jobs and create an estimated 300 construction jobs.

See independent auditors' report
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**

Management's Discussion and Analysis

A condensed summary of CAIDA's net assets at December 31, 2021 and 2020 is shown below:

	<u>2021</u>	<u>2020</u>
<u>Assets</u>		
Cash and Cash Equivalents	\$3,307,323	\$2,866,253
Restricted Cash	42,749	50,000
Accounts Receivable	371,940	19,500
Fixed Assets (Net)	3,049	3,987
Mortgage Notes Receivable	<u>131,970</u>	<u>131,970</u>
CENTER 2020		
TOTAL ASSETS	<u>\$3,857,031</u>	<u>\$3,071,710</u>
<u>Liabilities and Net Assets</u>		
Accounts Payable	\$ 0	\$ 42,000
Accrued Expenses	33,125	40,420
Unearned Income	42,749	50,000
Mortgage Notes Payable	<u>131,970</u>	<u>131,970</u>
Total Liabilities	207,844	264,390
Net Assets	<u>3,649,187</u>	<u>2,807,320</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$3,857,031</u>	<u>\$3,071,710</u>

FUTURE OPERATIONS

As of December 31, 2021, the following projects have been approved by the CAIDA Board and are expected to close in 2022:

61 North Pearl Partners, LP

This project consists of the historic redevelopment of an approximate 41,600 SF historic structure in Downtown Albany. When completed, this project will consist of 27 market rate residential units and approx. 10,000 SF of retail/commercial space at ground level. This approximately \$7.4 million project will create an estimated 1 permanent job and an estimated 50 construction jobs.

FC705 Broadway, LLC

This project consists of the construction of approximately 106,000 SF, eight story limited-service hotel located at 705 Broadway. When completed this project will have 132 rooms. This approximately \$35.7 million project will create an estimated 25 permanent jobs and 100 construction jobs.

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

Management's Discussion and Analysis

1415 Washington Property, LLC

This project consists of the construction of an approximately 415,000 SF five story student housing dormitory adjacent to SUNY Albany. A vacant hotel currently on-site will be demolished. When completed this project will consist of 260 units/560 beds and will also have approximately 207 parking spots. This approximately \$80.0 million project will create an estimated 8 permanent jobs and 300 construction jobs.

Clinton Avenue Apartments II, LLC

The Project proposes to revitalize 6 properties located on Clinton Avenue in Arbor Hill located at 78, 133, 163, 236, 303 and 307 Clinton Ave. The proposed project includes the historic preservation of four vacant row homes and the adaptive reuse of a long vacant former school building and the new construction of a 3-story mixed use building into a total of 61 residential affordable housing units (36 – or +/- 59% - new construction and 25 – or +/- 41% - rehab) benefiting households with incomes up to 80% of the Area Median Income. Additionally, the mixed-use building incorporates approx. 12,000 SF of commercial space dedicated to the Albany Center for Economic Success with the intention “to promote successful ownership of sustainable businesses among people of color, women and low-income individuals by providing technical assistance and incubator services.” This approximately \$23.9 million project will create an estimated 17 permanent jobs and 150 construction jobs.

Lofts at Pine Hills, LLC

The Project consists of the construction of a residential market rate apartment complex in two 4-story buildings in the Pine Hills neighborhood totaling approx. 100,700 SF. When completed, the structures will contain 83 dwelling units and approx. 6,000 SF of commercial/retail space. Off-street parking for +/- 69 cars will also be available. This approximately \$29.9 million project will create an estimated 5 permanent jobs and 150 construction jobs. This project will also retain 2 existing jobs.

FINANCIAL STATEMENTS

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

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 1220

See independent auditors' report
The accompanying notes are an integral part of these financial statements
(8)

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

Statements Of Net Position

December 31

	<u>2021</u>	<u>2020</u>
<u>Assets</u>		
Current assets:		
Cash and cash equivalents	\$ 3,307,323	\$ 2,866,253
Restricted cash - escrow account (Note 1)	42,749	50,000
Accounts receivable	371,940	19,500
Mortgage notes receivable (Note 2)	<u>131,970</u>	<u>-</u>
 Total current assets	 <u>3,853,982</u>	 <u>2,935,753</u>
 Mortgage notes receivable (Note 2)	 -	 131,970
Property and equipment, net (Note 3)	<u>3,049</u>	<u>3,987</u>
 Total Assets	 <u><u>\$ 3,857,031</u></u>	 <u><u>\$ 3,071,710</u></u>
<u>Liabilities And Net Position</u>		
Current liabilities:		
Accounts payable	\$ -	\$ 42,000
Accrued expenses	33,125	40,420
Deferred revenue	42,749	50,000
Mortgage payable (Note 4)	<u>131,970</u>	<u>-</u>
 Total current liabilities	 207,844	 132,420
 Mortgage payable (Note 4)	 <u>-</u>	 <u>131,970</u>
 Total liabilities	 <u>207,844</u>	 <u>264,390</u>
 Net position:		
Net position - unrestricted	3,606,438	2,757,320
Net position - restricted	<u>42,749</u>	<u>50,000</u>
 Total net position	 <u>3,649,187</u>	 <u>2,807,320</u>
 Total Liabilities And Net Position	 <u><u>\$ 3,857,031</u></u>	 <u><u>\$ 3,071,710</u></u>

See independent auditors' report

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 Net Position

For The Years Ended December 31

	<u>2021</u>	<u>2020</u>
Operating revenues:		
Agency fees	\$ 1,907,976	\$ 389,056
 Total operating revenues	 <u>1,907,976</u>	 <u>389,056</u>
Operating expenses:		
Professional services	703,070	636,625
Economic development support	250,000	250,000
SBAP Grant Awards	78,820	-
Other miscellaneous	6,629	3,090
Depreciation	938	704
 Total operating expenses	 <u>1,039,457</u>	 <u>890,419</u>
Operating income (loss)	 <u>868,519</u>	 <u>(501,363)</u>
Non-operating revenues:		
Interest income	17,582	23,196
 Total non-operating revenues	 <u>17,582</u>	 <u>23,196</u>
Non-operating expenses:		
Lease expenses (Note 7)	44,234	71,887
 Total non-operating expenses	 <u>44,234</u>	 <u>71,887</u>
Net income (loss)	841,867	(550,054)
Net position - beginning	<u>2,807,320</u>	<u>3,357,374</u>
Net Position - Ending	<u><u>\$ 3,649,187</u></u>	<u><u>\$ 2,807,320</u></u>

See independent auditors' report
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>2021</u>	<u>2020</u>
Cash flows from (for) operating activities:		
Receipts from fees	\$ 1,548,285	\$ 489,530
Payments for economic development support	(250,000)	(250,000)
Payments for professional services	(747,089)	(614,606)
Payments for SBAP grant awards	(78,820)	-
Payments for other expenses	(6,629)	(3,089)
Net cash provided by (used by) operating activities	<u>465,747</u>	<u>(378,165)</u>
Cash flows from (for) investing activities:		
Interest	17,582	23,196
Property and equipment expenditures	-	(4,691)
Lease expenses	(49,510)	(70,486)
Net cash used by investing activities	<u>(31,928)</u>	<u>(51,981)</u>
Net increase (decrease) in cash, cash equivalents and restricted cash	433,819	(430,146)
Balances - beginning of year	<u>2,916,253</u>	<u>3,346,399</u>
Balances - End Of Year	<u><u>\$ 3,350,072</u></u>	<u><u>\$ 2,916,253</u></u>
Reconciliation of operating income to net cash provided by operating activities:		
Operating income (loss)	\$ 868,519	\$ (501,363)
Adjustments to reconcile operating income (loss) to net cash provided by (used by) operating activities:		
Depreciation expense	938	704
Changes in assets and liabilities:		
Prepaid expenses	-	1,000
Deferred revenue	(7,251)	50,000
Accounts receivable	(352,440)	50,474
Accrued expenses	(2,019)	22,019
Accounts payable	(42,000)	(999)
Net Cash Provided By (Used By) Operating Activities	<u><u>\$ 465,747</u></u>	<u><u>\$ (378,165)</u></u>

See independent auditors' report

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, cash equivalents, and restricted cash

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

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

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

Notes To Financial Statements

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

(b) Cash, cash equivalents, and restricted cash (continued)

At December 31, 2021, the carrying amount of the Agency's deposits, including cash and a money market account, was \$3,363,278. The insured and collateral status of the year end bank balances are as follows:

Status of bank balances:

Collateralized with securities held by a third party for the benefit of the Agency pursuant to a third party custodian agreement	\$ 3,219,102
Covered by federal deposit insurance	<u>250,000</u>
Total Bank Balances	<u>\$ 3,469,102</u>

The Agency holds an escrow account as required by an agreement with Capitalize Albany Corporation (CAC). The escrow account balance is reported as restricted cash on the Statements of Net Position and has a balance of \$42,749 at December 31, 2021. These funds are used to pay for eminent domain proceedings and related expenses per the agreement with the CAC.

(c) Statement of cash flows and cash equivalents

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

(d) Mortgage notes and accounts receivable

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

(e) Property and equipment

The cost of property and equipment is depreciated over the estimated useful lives of the related assets using the straight-line method.

(f) Deferred revenue

Fee income collected for the upcoming year is recorded as deferred revenue and recognized in the period in which the corresponding expenses occur.

**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)

(g) Net position - restricted

The Agency has a restricted fund balance of \$42,749 that is to be used for eminent domain proceedings and related expenses.

(h) 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 6, there is no liability to the Agency; therefore, the obligations are not accounted for in the accounts of the Agency.

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

(i) Income taxes

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

(j) 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.

(k) 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).

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

Notes To Financial Statements

Note 2: Mortgage Notes Receivable

The Agency's mortgage notes receivable comprise loans which are recorded at cost. At December 31, 2021 \$131,970 was recorded as a current asset as the loan matures on December 23, 2022. At December 31, 2020 \$131,970 was recorded as a long-term asset.

Note 3: Property And Equipment

Property and equipment, stated on the statements of net position at cost less accumulated depreciation at December 31 consists of:

	<u>2021</u>		<u>2020</u>	
<u>Item</u>	<u>Cost</u>	<u>Accumulated Depreciation</u>	<u>Cost</u>	<u>Accumulated Depreciation</u>
Equipment	\$ 4,691	\$ 1,642	\$ 4,691	\$ 704
	4,691	<u>1,642</u>	4,691	<u>704</u>
Less: accumulated depreciation	<u>1,642</u>		<u>704</u>	
Total	<u>\$ 3,049</u>		<u>\$ 3,987</u>	

Depreciation expense charged to operations for the years ended December 31, 2021 and 2020 was \$938 and \$704, respectively.

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, 2021 \$131,970 was recorded as a current liability as the loan matures on December 23, 2022. At December 31, 2020 \$131,970 was recorded as a long-term liability.

Note 5: Related Party Transactions

The Agency shares a common board of directors with the City of Albany Capital Resource Corporation, a Component Unit of the City of Albany. The Agency received \$17,693 and \$-0- for the years ended December 31, 2021 and 2020, based on the terms of a contract for services agreement.

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

Notes To Financial Statements

Note 6: Industrial Development Revenue Bond Transactions

Industrial Development Revenue Bonds issued by the Agency are secured by property which is leased to private companies. The debt is retired by the lease payments. The bonds are not obligations of New York State, the City of Albany, and are not general obligations of the Agency. Accordingly, the Agency does not record related activity in its accounts. The Agency acts as a financing conduit. For providing this service, the Agency receives an administrative fee. Such administrative fee income is recognized immediately upon issuance of bonds. Industrial Development Revenue Bonds outstanding as of December 31, 2021 total **\$61,357,729**.

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 \$44,234 and \$71,887 for the years ended December 31, 2021 and 2020, respectively. The original agreement was effective through November 30, 2009.

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

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

Note 8: Risks And Uncertainties

The extent of the impact of COVID-19 on the Agency’s operational and financial performance will depend on certain developments, including the duration and spread of the outbreak, impact on the Agency’s customers and employees, all of which are uncertain and cannot be predicted. At this point, the extent to which COVID-19 may impact the Agency’s financial condition or results of operations is uncertain and cannot be reasonably estimated at this time.

Note 9: Subsequent Events

Subsequent events have been evaluated through **March __, 2022**, which is the date the financial statements were available to be issued.

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, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Agency fees	\$ 1,044,660	\$ 1,907,976	\$ 863,316
Interest income	<u>16,344</u>	<u>17,582</u>	<u>1,238</u>
Total revenues	<u>1,061,004</u>	<u>1,925,558</u>	<u>864,554</u>
Expenses:			
Management contracts	494,228	476,535	17,693
Strategic activity	350,000	78,820	271,180
Economic development support	250,000	250,000	-
Sub-lease AHCC	75,000	44,234	30,766
Agency counsel	42,000	42,000	-
Legal expenses	20,000	160,708	(140,708)
Website maintenance	10,000	-	10,000
Other miscellaneous	7,600	6,629	971
Audits/accounting	7,200	7,200	-
Insurance	3,420	3,632	(212)
Depreciation	938	938	-
Professional service other	<u>-</u>	<u>12,995</u>	<u>(12,995)</u>
Total expenses	<u>1,260,386</u>	<u>1,083,691</u>	<u>176,695</u>
Excess Of Revenues Over Expenses	<u>\$ (199,382)</u>	<u>\$ 841,867</u>	<u>\$ 1,041,249</u>

See paragraph on supplementary schedules in independent auditors' report

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

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

Independent Auditors' Report

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the business-type activities of the City of Albany Industrial Development Agency, a Component Unit of the City of Albany (the "Agency") as of and for the year ended December 31, 2021, 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 1, 2022.

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) as a basis for designing 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.

Internal Control Over Financial Reporting (Continued)

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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 __, 2022

March __, 2022

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

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, 2021, and have issued our report thereon dated March __, 2022. 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 4, 2021, 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 have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2021. 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 also 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 management representation letter dated March __, 2022.

Management's 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, significant events or transactions that occurred during the year, 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.

This report 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.

Albany, New York

March __, 2022

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

Governance Information (Authority-Related)

Question		Response	URL(If Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.albanyida.com
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.albanyida.com
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	No	N/A
5.	Does the Authority have an organization chart?	Yes	www.albanyida.com
6.	Are any Authority staff also employed by another government agency?	No	
7.	Does the Authority have Claw Back agreements?	Yes	N/A
8.	Has the Authority posted their mission statement to their website?	Yes	www.albanyida.com
9.	Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.albanyida.com

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/04/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Governance Information (Board-Related)

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

Board of Directors Listing

Name	Better, Joseph	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/6/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

Name	Gaddy, Anthony	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

Name	Staubach, Elizabeth	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/6/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/04/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Staff Listing

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

Benefit Information

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

Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Better, Joseph	Board of Directors													
Eck, Lee	Board of Directors													
Gaddy, Anthony	Board of Directors													
Pedo, Susan	Board of Directors													
Schofield, Robert	Board of Directors													
Shahinfar, Darius	Board of Directors													
Staubach, Elizabeth	Board of Directors													

Staff

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/04/2022
 Status: UNSUBMITTED
 Certified Date: N/A

Subsidiary/Component Unit Verification

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

Name of Subsidiary/Component Unit	Status
-----------------------------------	--------

Request Subsidiary/Component Unit Change

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

Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
-----------------------------------	--------------------	--------------------------------------

Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
-----------------------------------	------------------	------------------------	------------------------------------

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$3,307,322.00
	Investments		\$0.00
	Receivables, net		\$503,910.00
	Other assets		\$0.00
	Total Current Assets		\$3,811,232.00
Noncurrent Assets			
	Restricted cash and investments		\$42,749.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$4,691.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$1,642.00
		Net Capital Assets	\$3,049.00
	Total Noncurrent Assets		\$45,798.00
Total Assets			\$3,857,030.00
Liabilities			
Current Liabilities			
	Accounts payable		\$0.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$33,125.00
	Deferred revenues		\$42,749.00
	Bonds and notes payable		\$131,970.00
	Other long-term obligations due within one year		\$0.00
	Total Current Liabilities		\$207,844.00
Noncurrent Liabilities			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long Term Leases		\$0.00
	Other long-term obligations		\$0.00
	Total Noncurrent Liabilities		\$0.00
Total Liabilities			\$207,844.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$3,049.00
	Restricted		\$42,749.00
	Unrestricted		\$3,603,388.00
	Total Net Assets		\$3,649,186.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

			Amount
Operating Revenues			
	Charges for services		\$1,775,725.00
	Rental & financing income		\$0.00
	Other operating revenues		\$132,251.00
	Total Operating Revenue		\$1,907,976.00
Operating Expenses			
	Salaries and wages		\$0.00
	Other employee benefits		\$0.00
	Professional services contracts		\$953,070.00
	Supplies and materials		\$0.00
	Depreciation & amortization		\$938.00
	Other operating expenses		\$6,629.00
	Total Operating Expenses		\$960,637.00
Operating Income (Loss)			\$947,339.00
Nonoperating Revenues			
	Investment earnings		\$17,582.00
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/04/2022
 Status: UNSUBMITTED
 Certified Date: N/A

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total Nonoperating Revenue		\$17,582.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$78,821.00
	Other nonoperating expenses		\$44,234.00
	Total Nonoperating Expenses		\$123,055.00
	Income (Loss) Before Contributions		\$841,866.00
Capital Contributions			\$0.00
Change in net assets			\$841,866.00
Net assets (deficit) beginning of year			\$2,807,320.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$3,649,186.00

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022

Status: UNSUBMITTED

Certified Date: N/A

Current Debt

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2.	If yes, has the Authority issued any debt during the reporting period?	

New Debt Issuances

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022

Status: UNSUBMITTED

Certified Date: N/A

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt	0.00	61,357,730.96	0.00	2,972,331.00	58,385,399.96
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS			0.00	61,357,730.96	0.00	2,972,331.00	58,385,399.96

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

Real Property Acquisition/Disposal List

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

Personal Property

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A**Property Documents**

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

IDA Projects

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 02A				
Project Type	Lease	State Sales Tax Exemption		\$12,975.43	
Project Name	1 Stueben Place, LLC	Local Sales Tax Exemption		\$12,975.43	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption		\$0.00	
Original Project Code	0101 20 02	School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$0.00	Total Exemptions		\$25,950.86	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit		Local PILOT		\$0.00	\$0.00
Date Project approved	5/16/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	9/30/2019	Net Exemptions		\$25,950.86	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Project cost information entered in project id 0101 20 02A (76 North Pearl Street) Project under construction. Project not receiving real property benefits				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1 Steuben Place	Original Estimate of Jobs to be Created		11.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		47,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		23,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		20.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		71.00	
Applicant Information		Net Employment Change		20.00	
Applicant Name	"1 Steuben Place, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 01 A				
Project Type	Lease	State Sales Tax Exemption		\$131,508.00	
Project Name	1211 Western Ave Property Assoicates, LLC	Local Sales Tax Exemption		\$131,508.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$245,000.00	
Total Project Amount	\$35,735,314.00	Total Exemptions		\$508,016.00	
Benefited Project Amount	\$35,735,314.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	9/17/2020	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	7/30/2021	Net Exemptions		\$508,016.00	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1211 Western Ave	Original Estimate of Jobs to be Created		5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		43,965.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		20,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		45.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"1211 Western Ave Property Assoicates, LLC"				
Address Line1	100 Wall Street	Project Status			
Address Line2					
City	NEW YORK	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10005	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	132 State Street Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,939.76	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,318.87	
Original Project Code		School Property Tax Exemption	\$15,988.69	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,351,500.00	Total Exemptions	\$25,247.32	
Benefited Project Amount	\$2,351,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$376.80	\$376.80
Not For Profit	No	Local PILOT	\$1,421.69	\$1,421.69
Date Project approved	1/23/2014	School District PILOT	\$3,105.80	\$3,105.80
Did IDA took Title to Property	Yes	Total PILOT	\$4,904.29	\$4,904.29
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$20,343.03	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	17.00	
Address Line1	132 State Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	17.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	22.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	132 State Street Properties LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	136 State Street Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,700.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,187.85	
Original Project Code		School Property Tax Exemption	\$22,256.21	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,590,500.00	Total Exemptions	\$35,144.21	
Benefited Project Amount	\$3,590,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$376.80	\$376.80
Not For Profit	No	Local PILOT	\$1,421.69	\$1,421.69
Date Project approved	1/23/2014	School District PILOT	\$3,105.80	\$3,105.80
Did IDA took Title to Property	Yes	Total PILOT	\$4,904.29	\$4,904.29
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$30,239.92	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	134 - 136 State Street	Original Estimate of Jobs to be Created	40.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	38.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	38.00	
Applicant Name	136 State Street Properties LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 17 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	1385 Washington Avenue Associates	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$45,215.94	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$170,603.08	
Original Project Code		School Property Tax Exemption	\$372,696.74	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$30,535,000.00	Total Exemptions	\$588,515.76	
Benefited Project Amount	\$30,535,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$20,540.10	\$20,540.10
Not For Profit	No	Local PILOT	\$77,499.29	\$77,499.29
Date Project approved	4/1/2017	School District PILOT	\$193,847.03	\$193,847.03
Did IDA took Title to Property	Yes	Total PILOT	\$291,886.42	\$291,886.42
Date IDA Took Title to Property	10/31/2009	Net Exemptions	\$296,629.34	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	3.00	
Address Line1	1385 Washington Avenue	Original Estimate of Jobs to be Created	7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	43,965.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	1385 Washington Avenue Associates			
Address Line1	2711 Centerville Road	Project Status		
Address Line2				
City	WILMINGTON	Current Year Is Last Year for Reporting		
State	DE	There is no Debt Outstanding for this Project		
Zip - Plus4	19808	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	140 State Street Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,536.61	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$9,570.83	
Original Project Code		School Property Tax Exemption	\$20,908.29	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,305,500.00	Total Exemptions	\$33,015.73	
Benefited Project Amount	\$1,305,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$376.80	\$376.80
Not For Profit	No	Local PILOT	\$1,421.69	\$1,421.69
Date Project approved	1/23/2014	School District PILOT	\$3,105.80	\$3,105.80
Did IDA took Title to Property	Yes	Total PILOT	\$4,904.29	\$4,904.29
Date IDA Took Title to Property	6/19/2014	Net Exemptions	\$28,111.44	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	140 State Street	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.00	
Applicant Name	140 State Street Properties LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	144 State Street LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$83,578.66	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$315,348.42	
Original Project Code		School Property Tax Exemption	\$688,905.08	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$46,960,257.00	Total Exemptions	\$1,087,832.16	
Benefited Project Amount	\$46,960,257.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,768.00	\$3,768.00
Not For Profit	No	Local PILOT	\$14,216.92	\$14,216.92
Date Project approved	1/23/2014	School District PILOT	\$195,519.82	\$195,519.82
Did IDA took Title to Property	Yes	Total PILOT	\$213,504.74	\$213,504.74
Date IDA Took Title to Property	3/18/2014	Net Exemptions	\$874,327.42	
Year Financial Assistance is Planned to End	2031	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	144 State Street	Original Estimate of Jobs to be Created	162.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	11,000.00	To: 100,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	65.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	65.00	
Applicant Name	144 State Street LLC			
Address Line1	302 Washington Ave Ext.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 06			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	1475 Washington Avenue Associates LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$50,114.34	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$189,085.08	
Original Project Code		School Property Tax Exemption	\$413,072.20	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$27,500,000.00	Total Exemptions	\$652,271.62	
Benefited Project Amount	\$27,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$21,454.55	\$21,454.55
Not For Profit	No	Local PILOT	\$80,949.60	\$80,949.60
Date Project approved	3/19/2015	School District PILOT	\$204,281.91	\$204,281.91
Did IDA took Title to Property	Yes	Total PILOT	\$306,686.06	\$306,686.06
Date IDA Took Title to Property	9/2/2015	Net Exemptions	\$345,585.56	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1475 Washington Ave	Original Estimate of Jobs to be Created	7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	5.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.50	
Applicant Name	1475 Washington Avenue Associates LLC			
Address Line1	1 Winners Circle #140	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 01				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	16 Sheridan Avenue, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$21,553,035.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$21,553,035.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	2/21/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	4/9/2019	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Project under construction Project not receiving real property benefits				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	16 Sheridan Ave	Original Estimate of Jobs to be Created	12.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,000.00	To: 75,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	1.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	1.00		
Applicant Name	"16 Sheridan Avenue, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 06 A				
Project Type	Lease	State Sales Tax Exemption		\$15,000.00	
Project Name	191 North Pearl, LLC	Local Sales Tax Exemption		\$15,000.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$44,835.00	
Total Project Amount	\$3,253,735.00	Total Exemptions		\$74,835.00	
Benefited Project Amount	\$3,253,735.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	8/19/2021	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	10/28/2021	Net Exemptions		\$74,835.00	
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	191 North Pearl Street	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		30.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"191 North Pearl, LLC"				
Address Line1	343 Trenor Drive	Project Status			
Address Line2					
City	NEW ROCHELLE	Current Year Is Last Year for Reporting		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	10804	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 09 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	21 Erie Assoc, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$65,051,119.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$65,051,119.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	12/16/2021	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/31/2021	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Project under construction/Construction began in 2022/project not receiving real property benefits				
Location of Project		# of FTEs before IDA Status		46.00	
Address Line1	19-21 Erie Blvd	Original Estimate of Jobs to be Created		3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		52,500.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		40,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained		46.00	
Zip - Plus4	12204	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		42,500.00	
Province/Region		Current # of FTEs		46.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"21 Erie Assoc., LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 09				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	351 Diamond Development	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$10,175,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$10,175,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/17/2018	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	6/7/2018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Under Construction Project not receiving real property benefits				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	351 Southern Blvd	Original Estimate of Jobs to be Created	150.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12209	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	97.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	36.00		
Applicant Information		Net Employment Change	97.00		
Applicant Name	351 Diamond Development LLC				
Address Line1	18 Computer Drive East	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12205	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Countrv	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 01				
Project Type	Lease	State Sales Tax Exemption		\$72,878.81	
Project Name	363 Ontario Street	Local Sales Tax Exemption		\$72,878.81	
		County Real Property Tax Exemption		\$11,303.99	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$42,650.77	
Original Project Code		School Property Tax Exemption		\$217,406.43	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$16,289,000.00	Total Exemptions		\$417,118.81	
Benefited Project Amount	\$16,289,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$11,303.99	\$11,303.99
Not For Profit	No	Local PILOT		\$42,650.77	\$42,650.77
Date Project approved	3/1/2018	School District PILOT		\$49,273.62	\$49,273.62
Did IDA took Title to Property	Yes	Total PILOT		\$103,228.38	\$103,228.38
Date IDA Took Title to Property	3/23/2018	Net Exemptions		\$313,890.43	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status	3.00		
Address Line1	363 Ontario Street	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 60,000.00	
State	NY	Original Estimate of Jobs to be Retained	3.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00		
Province/Region		Current # of FTEs	10.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	75.00		
Applicant Information		Net Employment Change	7.00		
Applicant Name	"363 Ontario Street, LLC."				
Address Line1	PO Box 1366	Project Status			
Address Line2					
City	GUILDERLAND	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12084	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 01				
Project Type	Lease	State Sales Tax Exemption		\$42,415.63	
Project Name	39 Columbia Street, LLC	Local Sales Tax Exemption		\$42,415.63	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
Original Project Code	Construction	Total Exemptions		\$84,831.26	
Project Purpose Category	\$5,322,264.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Total Project Amount	\$5,322,264.00	Pilot payment Information			
Benefited Project Amount				Actual Payment Made	Payment Due Per Agreement
Bond/Note Amount	\$0.00	County PILOT		\$0.00	\$0.00
Annual Lease Payment		Local PILOT		\$0.00	\$0.00
Federal Tax Status of Bonds	No	School District PILOT		\$0.00	\$0.00
Not For Profit	10/17/2019	Total PILOT		\$0.00	\$0.00
Date Project approved	Yes	Net Exemptions		\$84,831.26	
Did IDA took Title to Property	4/10/2020	Project Employment Information			
Date IDA Took Title to Property	2025				
Year Financial Assistance is Planned to End	Project not receiving real property benefits Under Construction				
Notes					
Location of Project		# of FTEs before IDA Status	50.00		
Address Line1	39 Columbia Street	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,500.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	19,000.00	To: 38,000.00	
State	NY	Original Estimate of Jobs to be Retained	50.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00		
Province/Region		Current # of FTEs	209.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	48.00		
Applicant Information		Net Employment Change	159.00		
Applicant Name	"39 Columbia Street Assoc, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 11 04			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	39 Sheridan Realty, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$16,202.38	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$61,132.77	
Original Project Code		School Property Tax Exemption	\$133,549.67	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,250,000.00	Total Exemptions	\$210,884.82	
Benefited Project Amount	\$6,175,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,240.48	\$3,240.48
Not For Profit	No	Local PILOT	\$12,226.55	\$12,226.55
Date Project approved	5/6/2011	School District PILOT	\$26,045.19	\$26,045.19
Did IDA took Title to Property	No	Total PILOT	\$41,512.22	\$41,512.22
Date IDA Took Title to Property		Net Exemptions	\$169,372.60	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	49 Sheridan Ave	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,750.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,750.00	To: 30,750.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	"39 Sheridan Realty, LLC"			
Address Line1	646 Plank Road	Project Status		
Address Line2				
City	CLIFTON PARK	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12065	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 12 02 A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	4-6 Sheridan of Albany, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,521.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$17,060.31	
Original Project Code		School Property Tax Exemption	\$37,269.67	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,750,000.00	Total Exemptions	\$58,851.57	
Benefited Project Amount	\$1,750,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,507.20	\$1,507.20
Not For Profit	No	Local PILOT	\$5,686.77	\$5,686.77
Date Project approved	10/20/2011	School District PILOT	\$12,423.23	\$12,423.23
Did IDA took Title to Property	Yes	Total PILOT	\$19,617.20	\$19,617.20
Date IDA Took Title to Property	2/28/2012	Net Exemptions	\$39,234.37	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	25.00	
Address Line1	4-6 Sheridan Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	25.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-25.00	
Applicant Name	"4-6 Sheridan of Albany, LLC"			
Address Line1	140 Seneca Way, Suite 501	Project Status		
Address Line2				
City	ITHACA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14850	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	40 Stueben LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,552.65	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$39,815.92	
Original Project Code		School Property Tax Exemption	\$86,981.21	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,953,565.00	Total Exemptions	\$137,349.78	
Benefited Project Amount	\$4,953,565.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,392.68	\$2,392.68
Not For Profit	No	Local PILOT	\$9,027.75	\$9,027.75
Date Project approved	1/23/2014	School District PILOT	\$19,721.87	\$19,721.87
Did IDA took Title to Property	Yes	Total PILOT	\$31,142.30	\$31,142.30
Date IDA Took Title to Property	10/9/2014	Net Exemptions	\$106,207.48	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	58 N. Pearl Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	22,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	40 Stueben LLC			
Address Line1	40 Beaver Street	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 06			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	412 Broadway Realty LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,528.16	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$39,723.51	
Original Project Code		School Property Tax Exemption	\$86,779.33	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,032,000.00	Total Exemptions	\$137,031.00	
Benefited Project Amount	\$3,032,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,971.56	\$2,971.56
Not For Profit	No	Local PILOT	\$11,211.92	\$11,211.92
Date Project approved	12/19/2013	School District PILOT	\$24,493.80	\$24,493.80
Did IDA took Title to Property	Yes	Total PILOT	\$38,677.28	\$38,677.28
Date IDA Took Title to Property	5/2/2014	Net Exemptions	\$98,353.72	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	412 Broadway	Original Estimate of Jobs to be Created	8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,656.25	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,500.00	To: 33,500.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	14.00	
Applicant Name	412 Broadway Realty LLC			
Address Line1	646 Plank Road	Project Status		
Address Line2				
City	CLIFTON PARK	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12065	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 03 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	413 North Pearl Assoc, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$132,000.00	
Total Project Amount	\$17,925,000.00	Total Exemptions		\$132,000.00	
Benefited Project Amount	\$17,925,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	3/18/2021	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	8/9/2021	Net Exemptions		\$132,000.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status	2.00		
Address Line1	425 North Pearl Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	34,000.00	To: 56,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	75.00		
Applicant Information		Net Employment Change	-2.00		
Applicant Name	"413 North Pearl Assoc, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12305	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 03				
Project Type	Lease	State Sales Tax Exemption		\$25,800.00	
Project Name	427 Washington Ave LLC	Local Sales Tax Exemption		\$25,800.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$51,245.80	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$2,600,000.00	Total Exemptions		\$102,845.80	
Benefited Project Amount	\$2,600,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	11/21/2019	School District PILOT		\$5,016.83	\$5,016.83
Did IDA took Title to Property	Yes	Total PILOT		\$5,016.83	\$5,016.83
Date IDA Took Title to Property	5/15/2020	Net Exemptions		\$97,828.97	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	427 Washington Avenue	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		89.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"427 Washington Ave, LLC"				
Address Line1	231 Hidley Road	Project Status			
Address Line2					
City	WYNANTSKILL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12198	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 02				
Project Type	Lease	State Sales Tax Exemption		\$1,507.05	
Project Name	45 Columbia Street, LLC	Local Sales Tax Exemption		\$1,507.06	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$3,014.11	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$7,000,000.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$7,000,000.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	10/17/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/27/2020	Net Exemptions		\$3,014.11	
Year Financial Assistance is Planned to End	2025	Project Employment Information			
Notes	Project not receiving real property benefits / Under Construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	45 Columbia Street	Original Estimate of Jobs to be Created		1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		28,500.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		19,000.00	To: 38,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"45 Columbia Street Assoc, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 07			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	488 Broadway Arcade LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$24,228.21	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$91,414.82	
Original Project Code		School Property Tax Exemption	\$199,703.34	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions	\$315,346.37	
Benefited Project Amount	\$10,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,768.00	\$3,768.00
Not For Profit	No	Local PILOT	\$14,216.92	\$14,216.92
Date Project approved	12/19/2013	School District PILOT	\$31,058.06	\$31,058.06
Did IDA took Title to Property	Yes	Total PILOT	\$49,042.98	\$49,042.98
Date IDA Took Title to Property	2/28/2014	Net Exemptions	\$266,303.39	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	482-88 Broadway	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	20.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	20.00	
Applicant Name	488 Broadway Arcade LLC			
Address Line1	25 Western Ave	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 04 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	563 New Scotland Ave, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$265,090.00	
Total Project Amount	\$37,943,000.00	Total Exemptions		\$265,090.00	
Benefited Project Amount	\$37,943,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	1/16/2020	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	9/24/2021	Net Exemptions		\$265,090.00	
Year Financial Assistance is Planned to End	2048	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status		2.00	
Address Line1	563 New Scotland Ave	Original Estimate of Jobs to be Created		13.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		15,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		2.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		50,500.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		10.00	
Applicant Information		Net Employment Change		-2.00	
Applicant Name	"563 New Scotland Ave, LLC"				
Address Line1	PO Box 1366	Project Status			
Address Line2					
City	GUILDERLAND	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12084	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 13 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	581 Livingston Avenue LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,159.19	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$27,012.15	
Original Project Code		School Property Tax Exemption	\$59,010.32	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,640,000.00	Total Exemptions	\$93,181.66	
Benefited Project Amount	\$3,640,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,180.99	\$5,180.99
Not For Profit	No	Local PILOT	\$19,548.27	\$19,548.27
Date Project approved	9/20/2012	School District PILOT	\$42,704.84	\$42,704.84
Did IDA took Title to Property	No	Total PILOT	\$67,434.10	\$67,434.10
Date IDA Took Title to Property		Net Exemptions	\$25,747.56	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	581 Livingston Avenue	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	55,000.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	581 Livingston Avenue LLC			
Address Line1	225 Old Loudon Rd.	Project Status		
Address Line2				
City	LATHAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12110	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 02 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	61 North Pearl Partners, LP	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$33,500.00	
Total Project Amount	\$4,720,000.00	Total Exemptions		\$33,500.00	
Benefited Project Amount	\$4,720,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	7/22/2021	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	8/6/2021	Net Exemptions		\$33,500.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status		8.00	
Address Line1	61 North Pearl Street	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		35,000.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained		8.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		40,000.00	
Province/Region		Current # of FTEs		8.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		25.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	"61 North Pearl Partnets, LP"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	67 Howard Street LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$24,529.65	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$92,552.17	
Original Project Code		School Property Tax Exemption	\$202,187.98	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,003,500.00	Total Exemptions	\$319,269.80	
Benefited Project Amount	\$8,003,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$942.00	\$942.00
Not For Profit	No	Local PILOT	\$3,554.23	\$3,554.23
Date Project approved	1/23/2014	School District PILOT	\$56,370.38	\$56,370.38
Did IDA took Title to Property	Yes	Total PILOT	\$60,866.61	\$60,866.61
Date IDA Took Title to Property	4/10/2015	Net Exemptions	\$258,403.19	
Year Financial Assistance is Planned to End	2030	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	67 Howard Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	2.00	
Applicant Name	67 Howard Street LLC			
Address Line1	302 Washington Avenue Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 08			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	733 Broadway LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$8,666.39	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$32,698.92	
Original Project Code		School Property Tax Exemption	\$71,433.54	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,141,667.00	Total Exemptions	\$112,798.85	
Benefited Project Amount	\$5,141,667.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,768.00	\$3,768.00
Not For Profit	No	Local PILOT	\$14,216.92	\$14,216.92
Date Project approved	4/24/2014	School District PILOT	\$31,058.06	\$31,058.06
Did IDA took Title to Property	Yes	Total PILOT	\$49,042.98	\$49,042.98
Date IDA Took Title to Property	8/23/2014	Net Exemptions	\$63,755.87	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	5.00	
Address Line1	733 Broadway	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	37,000.00	To: 37,000.00
State	NY	Original Estimate of Jobs to be Retained	5.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	3.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-1.50	
Applicant Name	733 Broadway LLC			
Address Line1	733 Broadway	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 05 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	745 Broadway Apartments, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$22,700,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$22,700,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	10/22/2020	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	10/22/2021	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2040	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	745 Broadway	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"745 Broadway Apartments, LLC"				
Address Line1	20 Corporate Woods Blvd	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12211	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 02				
Project Type	Lease	State Sales Tax Exemption		\$14,518.76	
Project Name	76 North Pearl, LLC	Local Sales Tax Exemption		\$14,518.76	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$29,037.52	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$36,086,516.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$36,086,516.00				
Bond/Note Amount					
Annual Lease Payment	\$0.00				
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/16/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	9/30/2019	Net Exemptions		\$29,037.52	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Project under construction Project not receiving real property benefits				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	76 North Pearl St	Original Estimate of Jobs to be Created		24.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		47,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		23,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		34.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		71.00	
Applicant Information		Net Employment Change		34.00	
Applicant Name	"76 North Pearl, LLC"				
Address Line1	204 Lafayette Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	12305	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 02				
Project Type	Lease	State Sales Tax Exemption		\$52,500.00	
Project Name	760 Broadway	Local Sales Tax Exemption		\$52,500.00	
		County Real Property Tax Exemption		\$11,303.99	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$42,650.77	
Original Project Code		School Property Tax Exemption		\$465,870.93	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$18,500,000.00	Total Exemptions		\$624,825.69	
Benefited Project Amount	\$18,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,826.00	\$2,826.00
Not For Profit	No	Local PILOT		\$10,662.69	\$10,662.69
Date Project approved	10/20/2016	School District PILOT		\$23,293.55	\$23,293.55
Did IDA took Title to Property	Yes	Total PILOT		\$36,782.24	\$36,782.24
Date IDA Took Title to Property	5/7/2018	Net Exemptions		\$588,043.45	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Under Construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	760 Broadway	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		25,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		2.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		32.00	
Applicant Information		Net Employment Change		2.00	
Applicant Name	"760 Broadway, LLC."				
Address Line1	PO Box 6515	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	12206	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 17				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	AMC 391 Myrtle (MOB)	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$63,584.92	
		Local Property Tax Exemption		\$239,910.58	
		School Property Tax Exemption		\$524,104.80	
		Mortgage Recording Tax Exemption		\$0.00	
Original Project Code	Construction	Total Exemptions		\$827,600.30	
Project Purpose Category	\$32,121,146.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Total Project Amount	\$18,100,265.00	Pilot payment Information			
Benefited Project Amount				Actual Payment Made	Payment Due Per Agreement
Bond/Note Amount	\$0.00	County PILOT		\$28,683.86	\$28,683.86
Annual Lease Payment		Local PILOT		\$108,226.33	\$108,226.33
Federal Tax Status of Bonds	Yes	School District PILOT		\$249,310.83	\$249,310.83
Not For Profit	9/18/2014	Total PILOT		\$386,221.02	\$386,221.02
Date Project approved	Yes	Net Exemptions		\$441,379.28	
Did IDA took Title to Property	12/10/2014	Project Employment Information			
Date IDA Took Title to Property	2027				
Year Financial Assistance is Planned to End	Project applicant reconciling school tax bill with taxing jurisdictions.				
Notes	# of FTEs before IDA Status		0.00		
Location of Project	Original Estimate of Jobs to be Created		20.00		
Address Line1	391 Myrtle Ave	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		50,000.00	
Address Line2		Annualized Salary Range of Jobs to be Created		0.00 To: 0.00	
City	ALBANY	Original Estimate of Jobs to be Retained		0.00	
State	NY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Zip - Plus4	12208	Current # of FTEs		249.00	
Province/Region		# of FTE Construction Jobs during Fiscal Year		0.00	
Country	United States	Net Employment Change		249.00	
Applicant Information					
Applicant Name	Albany Medical Center	Project Status			
Address Line1	391 Myrtle (MOB)				
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12208	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 14 09			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Aeon Nexus Corporation	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,193.70	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,503.92	
Original Project Code		School Property Tax Exemption	\$9,839.19	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,833,500.00	Total Exemptions	\$15,536.81	
Benefited Project Amount	\$1,833,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$376.80	\$376.80
Not For Profit	No	Local PILOT	\$1,421.69	\$1,421.69
Date Project approved	1/23/2014	School District PILOT	\$3,105.80	\$3,105.80
Did IDA took Title to Property	Yes	Total PILOT	\$4,904.29	\$4,904.29
Date IDA Took Title to Property	4/18/2014	Net Exemptions	\$10,632.52	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	138 State Street	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 120,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	22.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	22.00	
Applicant Name	Aeon Nexus Corporation			
Address Line1	302 Washington Ave	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 11 06				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Albany Hotel, Inc	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$134,775.17	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$508,516.61	
Original Project Code		School Property Tax Exemption		\$1,110,897.18	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$23,500,000.00	Total Exemptions		\$1,754,188.96	
Benefited Project Amount	\$11,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$36,387.87	\$36,387.87
Not For Profit	No	Local PILOT		\$137,294.11	\$137,294.11
Date Project approved	8/18/2011	School District PILOT		\$272,505.00	\$272,505.00
Did IDA took Title to Property	No	Total PILOT		\$446,186.98	\$446,186.98
Date IDA Took Title to Property		Net Exemptions		\$1,308,001.98	
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes	Ownership changed in 2015 to AFP 107 Corp.				
Location of Project		# of FTEs before IDA Status	148.00		
Address Line1	89 State Street	Original Estimate of Jobs to be Created	12.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	28,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 70,000.00	
State	NY	Original Estimate of Jobs to be Retained	148.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	27,996.00		
Province/Region		Current # of FTEs	96.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-52.00		
Applicant Name	"Albany Hotel, Inc"				
Address Line1	2711 N. Haskell Ave	Project Status			
Address Line2					
City	DALLAS	Current Year Is Last Year for Reporting	No		
State	TX	There is no Debt Outstanding for this Project	No		
Zip - Plus4	75204	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 13 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Albany Medical Science Research, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$113,039.86	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$426,507.71	
Original Project Code		School Property Tax Exemption	\$931,741.86	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$0.00	Total Exemptions	\$1,471,289.43	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$49,737.54	\$49,737.54
Not For Profit		Local PILOT	\$187,663.39	\$187,663.39
Date Project approved	1/17/2013	School District PILOT	\$496,928.99	\$496,928.99
Did IDA took Title to Property	No	Total PILOT	\$734,329.92	\$734,329.92
Date IDA Took Title to Property		Net Exemptions	\$736,959.51	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	201.00	
Address Line1	150 New Scotland Avenue	Original Estimate of Jobs to be Created	135.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	60,225.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 180,000.00
State	NY	Original Estimate of Jobs to be Retained	201.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	59,650.00	
Province/Region		Current # of FTEs	92.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-109.00	
Applicant Name	"Albany Medical Science Research, LLC c/o Wells Fargo Bank N.A."			
Address Line1	625 MArquette Avenue	Project Status		
Address Line2				
City	MINNEAPOLIS	Current Year Is Last Year for Reporting	No	
State	MN	There is no Debt Outstanding for this Project	No	
Zip - Plus4	55479	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 04				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	At Hudson Park	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,500,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$11,500,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	2/16/2017	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/25/2018	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Project not receiving real property benefits				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	160 Myrtle Avenue	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		30,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12202	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		10.27	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		10.27	
Applicant Name	"At Hudson Park, LLC"				
Address Line1	PO Box 9266	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12309	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 07 03A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Brighter Choice Charter Schools (A)	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,000,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$17,895,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	3/15/2007	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	3/30/2007	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	21.00	
Address Line1	250 Central Avenue	Original Estimate of Jobs to be Created	19.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,962.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	16,500.00	To: 87,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	76.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	55.00	
Applicant Name	Brighter Choice Charter School			
Address Line1	250 Central Avenue	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12206	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 17 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Capital District Apartments	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$40,308.13	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$152,085.54	
Original Project Code		School Property Tax Exemption	\$332,243.62	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,650,371.00	Total Exemptions	\$524,637.29	
Benefited Project Amount	\$21,650,371.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$15,752.28	\$15,752.28
Not For Profit	Yes	Local PILOT	\$59,434.52	\$59,434.52
Date Project approved	3/1/2017	School District PILOT	\$117,967.20	\$117,967.20
Did IDA took Title to Property	Yes	Total PILOT	\$193,154.00	\$193,154.00
Date IDA Took Title to Property	3/1/2017	Net Exemptions	\$331,483.29	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	2 Thurlow Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	46,800.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	"Capital District Apartments, LLC"			
Address Line1	641 Lexington Avenue	Project Status		
Address Line2				
City	NEW YORK	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	10022	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 09 01A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Columbia 16 NS, LLC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$43,013.93	
		Local Property Tax Exemption		\$162,294.71	
		School Property Tax Exemption		\$354,546.41	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$559,855.05	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction	Pilot payment Information			
Total Project Amount	\$14,489,235.00			Actual Payment Made	Payment Due Per Agreement
Benefited Project Amount	\$8,563,015.00			\$22,441.05	\$22,441.05
Bond/Note Amount				\$84,671.73	\$84,671.73
Annual Lease Payment	\$0.00			\$189,267.83	\$189,267.83
Federal Tax Status of Bonds				\$296,380.61	\$296,380.61
Not For Profit	No			\$263,474.44	
Date Project approved	4/27/2009				
Did IDA took Title to Property	Yes				
Date IDA Took Title to Property	7/31/2009				
Year Financial Assistance is Planned to End	2019				
Notes	Project sold to ARHC NSALBANY01, LLC / Project assistance to end in 2021				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	16 New Scotland Avenue	Original Estimate of Jobs to be Created	102.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	58,215.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	102.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	102.00		
Applicant Name	"Columbia 16 NS, LLC"				
Address Line1	302 washngton Avenue Ext	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 11 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Columbia 425 NS LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$11,348.45	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$42,818.53	
Original Project Code		School Property Tax Exemption	\$93,540.67	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,072,340.00	Total Exemptions	\$147,707.65	
Benefited Project Amount	\$4,072,340.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$11,348.45	\$11,348.45
Not For Profit	No	Local PILOT	\$42,818.53	\$42,818.53
Date Project approved	10/21/2010	School District PILOT	\$93,540.67	\$93,540.67
Did IDA took Title to Property	No	Total PILOT	\$147,707.65	\$147,707.65
Date IDA Took Title to Property		Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	413 & 425 New Scotland Ave	Original Estimate of Jobs to be Created	39.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	66,230.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	27,000.00	To: 95,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	50.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	50.00	
Applicant Name	Columbia 425 NS LLC			
Address Line1	302 Washing	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12205	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 10 02			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Columbia 50 NS, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$36,361.16	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$137,193.31	
Original Project Code		School Property Tax Exemption	\$299,710.30	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$15,208,672.00	Total Exemptions	\$473,264.77	
Benefited Project Amount	\$14,419,850.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$26,311.91	\$26,311.91
Not For Profit	No	Local PILOT	\$99,276.78	\$99,276.78
Date Project approved	3/18/2010	School District PILOT	\$227,966.18	\$227,966.18
Did IDA took Title to Property	Yes	Total PILOT	\$353,554.87	\$353,554.87
Date IDA Took Title to Property	8/19/2010	Net Exemptions	\$119,709.90	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	50 New Scotland Avenue	Original Estimate of Jobs to be Created	176.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	509,600.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 85,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"Columbia 50NS, LLC"			
Address Line1	302 Washington Avenue Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 13 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Columbia Harriman 455 LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$17,258.55	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$65,117.77	
Original Project Code		School Property Tax Exemption	\$142,255.24	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,050,000.00	Total Exemptions	\$224,631.56	
Benefited Project Amount	\$9,050,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,084.55	\$13,084.55
Not For Profit	No	Local PILOT	\$49,368.98	\$49,368.98
Date Project approved	5/19/2011	School District PILOT	\$113,119.67	\$113,119.67
Did IDA took Title to Property	No	Total PILOT	\$175,573.20	\$175,573.20
Date IDA Took Title to Property		Net Exemptions	\$49,058.36	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	455 Patroon Creek Boulevard	Original Estimate of Jobs to be Created	80.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12204	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	85.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	85.50	
Applicant Name	Columbia Harriman 455 LLC			
Address Line1	302 Washington Avenue Extension	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Eleftheria Properties LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,851.83	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,944.74	
Original Project Code		School Property Tax Exemption	\$89,447.22	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,200,000.00	Total Exemptions	\$141,243.79	
Benefited Project Amount	\$6,200,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$8,756.82	\$8,756.82
Not For Profit	No	Local PILOT	\$33,040.13	\$33,040.13
Date Project approved	12/20/2014	School District PILOT	\$80,813.08	\$80,813.08
Did IDA took Title to Property	Yes	Total PILOT	\$122,610.03	\$122,610.03
Date IDA Took Title to Property	4/10/2015	Net Exemptions	\$18,633.76	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	241 South Allen Street	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Eleftheria Properties LLC			
Address Line1	PO Box 8683	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 12 03			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	FC 178WAE, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,200.51	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,302.68	
Original Project Code		School Property Tax Exemption	\$18,137.91	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,472,432.00	Total Exemptions	\$28,641.10	
Benefited Project Amount	\$4,472,432.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,154.16	\$2,154.16
Not For Profit	No	Local PILOT	\$8,127.82	\$8,127.82
Date Project approved	9/20/2012	School District PILOT	\$17,851.40	\$17,851.40
Did IDA took Title to Property	Yes	Total PILOT	\$28,133.38	\$28,133.38
Date IDA Took Title to Property	9/21/2012	Net Exemptions	\$507.72	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	178 Washington Ave. Ext.	Original Estimate of Jobs to be Created	26.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	50,000.00	
Province/Region		Current # of FTEs	60.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	60.00	
Applicant Name	"FC 178WAE, LLC"			
Address Line1	22 Century Hill Drive	Project Status		
Address Line2				
City	LATHAM	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12110	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 11 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	FC DCI, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$1,933.74	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,296.13	
Original Project Code		School Property Tax Exemption	\$15,939.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$24,962,668.00	Total Exemptions	\$25,168.87	
Benefited Project Amount	\$23,962,668.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,834.56	\$1,834.56
Not For Profit		Local PILOT	\$6,921.94	\$6,921.94
Date Project approved	9/16/2010	School District PILOT	\$15,530.27	\$15,530.27
Did IDA took Title to Property	No	Total PILOT	\$24,286.77	\$24,286.77
Date IDA Took Title to Property		Net Exemptions	\$882.10	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	184 Washington Ave Ext	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 75,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	34.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	34.00	
Applicant Name	"FC DCI, LLC"			
Address Line1	22 Century Hill Drive	Project Status		
Address Line2				
City	LATHAM	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12110	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 10				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Fuller Road Management Corp (Kiernan Plaza)	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$11,946.05	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$45,073.33	
Original Project Code		School Property Tax Exemption		\$98,466.48	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$10,000,000.00	Total Exemptions		\$155,485.86	
Benefited Project Amount	\$10,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$20,723.97	\$20,723.97
Not For Profit	No	Local PILOT		\$78,193.08	\$78,193.08
Date Project approved	6/20/2013	School District PILOT		\$170,819.34	\$170,819.34
Did IDA took Title to Property	Yes	Total PILOT		\$269,736.39	\$269,736.39
Date IDA Took Title to Property	2/14/2014	Net Exemptions		-\$114,250.53	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	There are 483 employees with key access to building				
Location of Project		# of FTEs before IDA Status	100.00		
Address Line1	575 Broadway	Original Estimate of Jobs to be Created	150.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	87,596.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	50,000.00	To: 100,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	87,596.00		
Province/Region		Current # of FTEs	96.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-4.00		
Applicant Name	Fuller Road Management Corp				
Address Line1	257 Fuller Road	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12203	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 03				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Harmony Mills South, LLC	Local Sales Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$0.00	
		Total Exemptions		\$0.00	
Original Project Code		Total Exemptions Net of RPTL Section 485-b		\$0.00	
Project Purpose Category	Construction				
Total Project Amount	\$23,135,000.00				
Benefited Project Amount	\$23,135,000.00				
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	8/22/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	9/12/2019	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status	4.00		
Address Line1	90 State Street	Original Estimate of Jobs to be Created	1.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To:	35,000.00
State	NY	Original Estimate of Jobs to be Retained	4.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	8.00		
Applicant Information		Net Employment Change	-2.00		
Applicant Name	"Harmony Mills South, LLC"				
Address Line1	90 State Street	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 08 A				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Holland Ave OZ, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$12,107,638.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$12,107,638.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	10/21/2021	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	12/29/2021	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	25 Holland Avenue	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	52,500.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	52,500.00	To: 52,500.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12209	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"Holland Ave OZ, LLC"				
Address Line1	8 Paddocks Circle	Project Status			
Address Line2					
City	SARATOGA SPRINGS	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12866	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 18 05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Home Leasing	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$29,967.62	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$113,070.04	
Original Project Code		School Property Tax Exemption	\$247,010.98	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$47,838,223.00	Total Exemptions	\$390,048.64	
Benefited Project Amount	\$47,838,223.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,524.17	\$2,524.17
Not For Profit	No	Local PILOT	\$9,523.90	\$9,523.90
Date Project approved	12/21/2017	School District PILOT	\$18,903.28	\$18,903.28
Did IDA took Title to Property	Yes	Total PILOT	\$30,951.35	\$30,951.35
Date IDA Took Title to Property	6/28/2018	Net Exemptions	\$359,097.29	
Year Financial Assistance is Planned to End	2047	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	2.00	
Address Line1	Clinton Avenue & Ten Broeck Street	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	2.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	Clinton Avenue Apartments Housing Development Fund Corporation			
Address Line1	180 Clinton Square	Project Status		
Address Line2				
City	ROCHESTER	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	14604	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 12 06			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Honest Weight Food Co-Op, Inc.	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$25,560.95	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$96,443.34	
Original Project Code		School Property Tax Exemption	\$210,688.58	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,929,746.00	Total Exemptions	\$332,692.87	
Benefited Project Amount	\$8,929,746.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$18,457.86	\$18,457.86
Not For Profit	No	Local PILOT	\$69,642.88	\$69,642.88
Date Project approved	7/19/2012	School District PILOT	\$171,656.67	\$171,656.67
Did IDA took Title to Property	Yes	Total PILOT	\$259,757.41	\$259,757.41
Date IDA Took Title to Property	11/23/2012	Net Exemptions	\$72,935.46	
Year Financial Assistance is Planned to End	2022	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	71.00	
Address Line1	100 Watervliet Ave.	Original Estimate of Jobs to be Created	30.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 23,000.00
State	NY	Original Estimate of Jobs to be Retained	71.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	27,000.00	
Province/Region		Current # of FTEs	125.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	54.00	
Applicant Name	"Honest Weight Food Co-Op, Inc."			
Address Line1	484 Central Ave.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12206	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 11				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	LV Apartments LP	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$15,448.78	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$58,289.39	
Original Project Code		School Property Tax Exemption		\$127,338.05	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$29,310,000.00	Total Exemptions		\$201,076.22	
Benefited Project Amount	\$29,310,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$7,327.16	\$7,327.16
Not For Profit	No	Local PILOT		\$27,645.91	\$27,645.91
Date Project approved	9/19/2013	School District PILOT		\$54,872.34	\$54,872.34
Did IDA took Title to Property	Yes	Total PILOT		\$89,845.41	\$89,845.41
Date IDA Took Title to Property	1/14/2014	Net Exemptions		\$111,230.81	
Year Financial Assistance is Planned to End	2044	Project Employment Information			
Notes	Affordable Housing, Shelter Rents				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	315 Northern Boulevard	Original Estimate of Jobs to be Created	3.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.80		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.80		
Applicant Name	LV Apartments LP				
Address Line1	6 Fanuuil Hall Marketplace	Project Status			
Address Line2					
City	BOSTON	Current Year Is Last Year for Reporting			
State	MA	There is no Debt Outstanding for this Project			
Zip - Plus4	02109	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 04				
Project Type	Lease	State Sales Tax Exemption		\$390,759.51	
Project Name	Loughlin Dawn, LLC	Local Sales Tax Exemption		\$390,759.52	
		County Real Property Tax Exemption		\$8,724.42	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$32,917.86	
Original Project Code		School Property Tax Exemption		\$185,727.21	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$51,687,445.00	Total Exemptions		\$1,008,888.52	
Benefited Project Amount	\$51,687,445.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$9,387.59	\$9,387.59
Not For Profit	No	Local PILOT		\$35,420.05	\$35,420.05
Date Project approved	11/15/2018	School District PILOT		\$44,807.64	\$44,807.64
Did IDA took Title to Property	Yes	Total PILOT		\$89,615.28	\$89,615.28
Date IDA Took Title to Property	4/9/2019	Net Exemptions		\$919,273.24	
Year Financial Assistance is Planned to End	2042	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1 & 2 Sandige Way	Original Estimate of Jobs to be Created		7.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		39,300.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		29,640.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		195.00	
Applicant Information		Net Employment Change		7.00	
Applicant Name	"Loughlin Dawn, LLC"				
Address Line1	20 Corporate Woods Blvd	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	12211	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 09 03A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Madison Properties of Albany, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$4,521.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$17,060.31	
Original Project Code		School Property Tax Exemption	\$37,269.67	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,350,000.00	Total Exemptions	\$58,851.57	
Benefited Project Amount	\$1,310,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,521.59	\$4,521.59
Not For Profit	No	Local PILOT	\$17,060.31	\$17,060.31
Date Project approved	12/17/2009	School District PILOT	\$37,269.67	\$37,269.67
Did IDA took Title to Property	Yes	Total PILOT	\$58,851.57	\$58,851.57
Date IDA Took Title to Property	12/30/2009	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2025	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	684 - 690 Madison Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	"Madison Properties of Albany, LLC"			
Address Line1	1 Rapp Raod	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 05				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Makura, Inc.	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$13,320,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$13,320,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	3/21/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	8/15/2019	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information			
Notes	Project not receiving real property benefits				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	351 Southern Blvd	Original Estimate of Jobs to be Created	25.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	20,000.00	To: 65,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12209	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	17.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	17.00		
Applicant Name	Makura Inc.				
Address Line1	37 Route 9W	Project Status			
Address Line2					
City	GLENMONT	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12077	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 20 06			
Project Type	Lease	State Sales Tax Exemption	\$34,996.00	
Project Name	Morris Place, LLC	Local Sales Tax Exemption	\$34,996.00	
		County Real Property Tax Exemption	\$14,812.37	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$55,888.15	
Original Project Code		School Property Tax Exemption	\$139,186.70	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,382,700.00	Total Exemptions	\$279,879.22	
Benefited Project Amount	\$5,382,700.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	10/18/2018	School District PILOT	\$18,335.12	\$18,335.12
Did IDA took Title to Property	Yes	Total PILOT	\$18,335.12	\$18,335.12
Date IDA Took Title to Property	5/16/2019	Net Exemptions	\$261,544.10	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	105 Morris Street	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	48,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	40,000.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	30.00	
Applicant Information		Net Employment Change	1.50	
Applicant Name	Morris Placem LLC			
Address Line1	105 Morris Street	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12208	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 11 02 A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Morris Street Development	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,260.80	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$8,530.15	
Original Project Code		School Property Tax Exemption	\$18,634.84	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$861,880.00	Total Exemptions	\$29,425.79	
Benefited Project Amount	\$861,880.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,789.80	\$1,789.80
Not For Profit	No	Local PILOT	\$6,753.04	\$6,753.04
Date Project approved	10/21/2010	School District PILOT	\$18,634.84	\$18,634.84
Did IDA took Title to Property	Yes	Total PILOT	\$27,177.68	\$27,177.68
Date IDA Took Title to Property	5/11/2011	Net Exemptions	\$2,248.11	
Year Financial Assistance is Planned to End	2021	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	1.00	
Address Line1	70 Morris Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	1.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	0.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-0.50	
Applicant Name	"MCK 27 Enterprises, LLC"			
Address Line1	PO Box 9174	Project Status		
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12309	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 02 03A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	NYS Research Foundation	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,500,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$6,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$6,500,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	3/21/2002	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/1/2002	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	121.00	
Address Line1	Research Foundation SUNY	Original Estimate of Jobs to be Created	26.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	71,514.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	130.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	Research Foundation SUNY			
Address Line1	State University Plaza P.O. Box 9	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

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

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 05			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	One Columbia Place Realty LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,906.28	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,738.68	
Original Project Code		School Property Tax Exemption	\$32,197.89	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,557,000.00	Total Exemptions	\$50,842.85	
Benefited Project Amount	\$2,557,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$890.65	\$890.65
Not For Profit	No	Local PILOT	\$3,360.50	\$3,360.50
Date Project approved	6/18/2015	School District PILOT	\$7,341.29	\$7,341.29
Did IDA took Title to Property	Yes	Total PILOT	\$11,592.44	\$11,592.44
Date IDA Took Title to Property	8/28/2015	Net Exemptions	\$39,250.41	
Year Financial Assistance is Planned to End	2036	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1 Columbia Place	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,750.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	30,750.00	To: 30,750.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	One Columbia Place Realty LLC			
Address Line1	646 Plank Road Suite 205	Project Status		
Address Line2				
City	CLIFTON PARK	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12065	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 15 01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Park South Partners LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$83,901.58	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$316,566.81	
Original Project Code		School Property Tax Exemption	\$691,538.81	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$52,583,536.00	Total Exemptions	\$1,092,007.20	
Benefited Project Amount	\$52,583,536.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$13,941.58	\$13,941.58
Not For Profit	No	Local PILOT	\$52,602.62	\$52,602.62
Date Project approved	9/18/2014	School District PILOT	\$114,914.83	\$114,914.83
Did IDA took Title to Property	Yes	Total PILOT	\$181,459.03	\$181,459.03
Date IDA Took Title to Property	3/6/2015	Net Exemptions	\$910,548.17	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	New Scotland, Dana Ave, Robin st & Morris St	Original Estimate of Jobs to be Created	11.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,400.00	To: 55,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	9.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	Park South Partners LLC			
Address Line1	255 Washington Ave. Ext	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12205	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 12 01 A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Penta on Broadway	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,458.64	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,049.71	
Original Project Code		School Property Tax Exemption	\$28,508.20	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,550,000.00	Total Exemptions	\$45,016.55	
Benefited Project Amount	\$1,550,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,318.80	\$1,318.80
Not For Profit	No	Local PILOT	\$4,975.92	\$4,975.92
Date Project approved	9/15/2011	School District PILOT	\$10,870.32	\$10,870.32
Did IDA took Title to Property	Yes	Total PILOT	\$17,165.04	\$17,165.04
Date IDA Took Title to Property	2/13/2012	Net Exemptions	\$27,851.51	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	4.00	
Address Line1	522-524 Broadway	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	4.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	320,000.00	
Province/Region		Current # of FTEs	3.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-0.50	
Applicant Name	"MCK 27 Enterprises, LLC"			
Address Line1	PO Box 9174	Project Status		
Address Line2				
City	SCHENECTADY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12309	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 01 03A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	Prime Management	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,300,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,300,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$4,300,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Taxable	County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/17/2001	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	7/1/2001	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2013	Project Employment Information			
Notes	Financial Institution indicates bonds will mature in 2029 per confirmation received.				
Location of Project		# of FTEs before IDA Status		180.00	
Address Line1	302 Washington Avenue	Original Estimate of Jobs to be Created		20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		68,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		24,500.00	To: 178,000.00
State	NY	Original Estimate of Jobs to be Retained		180.00	
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		68,000.00	
Province/Region		Current # of FTEs		202.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		22.00	
Applicant Name	Prime Managemnt				
Address Line1	302 Washington Avenue	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting		No	
State	NY	There is no Debt Outstanding for this Project		No	
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		No	
Province/Region		The Project Receives No Tax Exemptions		No	
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 18 07			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Reckde LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,814.15	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,802.57	
Original Project Code		School Property Tax Exemption	\$89,136.64	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,183,500.00	Total Exemptions	\$140,753.36	
Benefited Project Amount	\$5,183,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,211.36	\$2,211.36
Not For Profit	No	Local PILOT	\$8,343.63	\$8,343.63
Date Project approved	9/21/2017	School District PILOT	\$18,227.36	\$18,227.36
Did IDA took Title to Property	Yes	Total PILOT	\$28,782.35	\$28,782.35
Date IDA Took Title to Property	1/17/2018	Net Exemptions	\$111,971.01	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	79-91 Dana Avenue	Original Estimate of Jobs to be Created	1.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	35,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	1.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Reckde LLC			
Address Line1	204 Winding Brook Road	Project Status		
Address Line2				
City	NEW ROCHELLE	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	10804	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 93 03A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Rehabilitation Services	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,350,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$1,350,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$1,350,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	4/15/1993	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/1993	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	50.00	
Address Line1	Rehabilitation Services	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,600.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	23,000.00	To: 86,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	59.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	Rehabilitation Services			
Address Line1	2113 Western Avenue	Project Status		
Address Line2				
City	GUILDERLAND	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12084	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 04 01A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Renaissance Corp. of Albany	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$12,850,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$12,850,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$12,850,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	4/15/2004	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	6/1/2004	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	130 New Scotland Ave	Original Estimate of Jobs to be Created	9.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	32,857.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	21,250.00	To: 111,200.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	6.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	6.00	
Applicant Name	Renaissance Corp. of America			
Address Line1	130 New Scotland Ave.	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 99 05A			
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption	\$0.00	
Project Name	Sage Colleges	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$8,550,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$8,550,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount	\$8,550,000.00	Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT	\$0.00	\$0.00
Not For Profit	Yes	Local PILOT	\$0.00	\$0.00
Date Project approved	2/18/1999	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	4/1/1999	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	416.00	
Address Line1	140 New Scotland Ave	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	416.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,430.00	
Province/Region		Current # of FTEs	342.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-74.00	
Applicant Name	Sage Colleges			
Address Line1	140 New Scotland Ave	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12208	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 13				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sheridan Hollow Enterprises LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$2,411.52	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,098.83	
Original Project Code		School Property Tax Exemption		\$19,877.16	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions		\$31,387.51	
Benefited Project Amount	\$15,302,400.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,703.10	\$1,703.10
Not For Profit	No	Local PILOT		\$6,425.91	\$6,425.91
Date Project approved	12/20/2012	School District PILOT		\$15,011.14	\$15,011.14
Did IDA took Title to Property	Yes	Total PILOT		\$23,140.15	\$23,140.15
Date IDA Took Title to Property	4/15/2014	Net Exemptions		\$8,247.36	
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes	Affordable Housing				
Location of Project		# of FTEs before IDA Status	16.00		
Address Line1	Various properties in the Sheridan Hollow neighborhood	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	16.00		
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	13.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-3.00		
Applicant Name	"Sheridan Hollow Enterprises, LLC"				
Address Line1	1201 E. Fayette Street	Project Status			
Address Line2					
City	SYRACUSE	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	13210	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 12				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Sheridan Hollow Village LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$7,730.04	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$29,166.02	
Original Project Code		School Property Tax Exemption		\$63,715.61	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$15,302,400.00	Total Exemptions		\$100,611.67	
Benefited Project Amount	\$15,302,400.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$3,181.84	\$3,181.84
Not For Profit	No	Local PILOT		\$12,005.30	\$12,005.30
Date Project approved	12/20/2012	School District PILOT		\$23,828.44	\$23,828.44
Did IDA took Title to Property	Yes	Total PILOT		\$39,015.58	\$39,015.58
Date IDA Took Title to Property	4/15/2014	Net Exemptions		\$61,596.09	
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes	Affordable Housing				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Various properties in the Sheridan Hollow neighborhood	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	36,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	31,000.00	To: 41,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12210	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.00		
Applicant Name	Sheridan Hollow Village LLC				
Address Line1	1201 E. Fayette Street				
Address Line2					
City	SYRACUSE	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	13210	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 12 06Z			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Sixty State Place, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,948.59	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$29,990.60	
Original Project Code		School Property Tax Exemption	\$65,501.45	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$6,500,000.00	Total Exemptions	\$103,440.64	
Benefited Project Amount	\$6,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$753.60	\$753.60
Not For Profit	No	Local PILOT	\$2,843.38	\$2,843.38
Date Project approved	7/19/2012	School District PILOT	\$6,211.61	\$6,211.61
Did IDA took Title to Property	Yes	Total PILOT	\$9,808.59	\$9,808.59
Date IDA Took Title to Property	10/30/2012	Net Exemptions	\$93,632.05	
Year Financial Assistance is Planned to End	2043	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	50 State St., 6th Floor	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	"Sixty State Place, LLC"			
Address Line1	50 State Street, 6th Floor	Project Status		
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	12207	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 03 01A				
Project Type	Bonds/Notes Issuance	State Sales Tax Exemption		\$0.00	
Project Name	South Mall Towers (A)	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$56,067.77	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$211,547.82	
Original Project Code		School Property Tax Exemption		\$462,143.96	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$11,890,000.00	Total Exemptions		\$729,759.55	
Benefited Project Amount	\$11,890,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount	\$11,890,000.00	Pilot payment Information			
Annual Lease Payment				Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds	Tax Exempt	County PILOT		\$780.61	\$780.61
Not For Profit	Yes	Local PILOT		\$2,945.29	\$2,945.29
Date Project approved	11/21/2002	School District PILOT		\$6,274.10	\$6,274.10
Did IDA took Title to Property	Yes	Total PILOT		\$10,000.00	\$10,000.00
Date IDA Took Title to Property	1/1/2003	Net Exemptions		\$719,759.55	
Year Financial Assistance is Planned to End	2035	Project Employment Information			
Notes	Affordable Housing				
Location of Project		# of FTEs before IDA Status	12.00		
Address Line1	101 South Pearl St	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	12.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,520.00		
Province/Region		Current # of FTEs	10.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-2.00		
Applicant Name	South Mall Towers				
Address Line1	101 South Pearl St	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	12207	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	0101 18 11A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Swinburne Commerce LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$5,749.96	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$21,695.03	
Original Project Code	0101 18 11	School Property Tax Exemption	\$47,394.60	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$0.00	Total Exemptions	\$74,839.59	
Benefited Project Amount	\$0.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,601.85	\$3,601.85
Not For Profit	No	Local PILOT	\$13,590.03	\$13,590.03
Date Project approved	9/20/2018	School District PILOT	\$28,949.69	\$28,949.69
Did IDA took Title to Property	Yes	Total PILOT	\$46,141.57	\$46,141.57
Date IDA Took Title to Property	12/20/2018	Net Exemptions	\$28,698.02	
Year Financial Assistance is Planned to End	2049	Project Employment Information		
Notes	Affordable Housing/ Project Amount, Benefited Amount and Job Creation numbers listed in project 0101 18 11 (Swinburne Project)			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	526 Central Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Swinburne Commercial LLC			
Address Line1	1055 Saw Mill River Road	Project Status		
Address Line2				
City	ARDSLEY	Current Year Is Last Year for Reporting	No	
State	NY	There is no Debt Outstanding for this Project	No	
Zip - Plus4	10502	IDA Does Not Hold Title to the Property	No	
Province/Region		The Project Receives No Tax Exemptions	No	
Country	USA			

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 18 11				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Swinburne Project	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$5,651.99	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$21,325.39	
Original Project Code		School Property Tax Exemption		\$304,696.67	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$25,160,905.00	Total Exemptions		\$331,674.05	
Benefited Project Amount	\$25,160,905.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$1,012.68	\$1,012.68
Not For Profit	No	Local PILOT		\$3,820.92	\$3,820.92
Date Project approved	9/20/2018	School District PILOT		\$8,139.39	\$8,139.39
Did IDA took Title to Property	Yes	Total PILOT		\$12,972.99	\$12,972.99
Date IDA Took Title to Property	12/20/2018	Net Exemptions		\$318,701.06	
Year Financial Assistance is Planned to End	2049	Project Employment Information			
Notes	Project Amount, Benefited Amount and Job Creation numbers listed from project 0101 18 11 (Swinburne Commerce) included in totals.				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	526 Central Avenue	Original Estimate of Jobs to be Created		47.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		40,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		22,000.00	To: 200,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		35.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		35.00	
Applicant Name	The Swinburne Building LLC				
Address Line1	1055 Saw Mill River Road	Project Status			
Address Line2					
City	ARDSLEY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Countrv	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 14 14				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	TMG-NY Albany I, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$34,595.85	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$130,532.68	
Original Project Code		School Property Tax Exemption		\$285,159.60	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$21,595,953.00	Total Exemptions		\$450,288.13	
Benefited Project Amount	\$21,595,953.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$4,007.97	\$4,007.97
Not For Profit	No	Local PILOT		\$15,122.37	\$15,122.37
Date Project approved	8/15/2013	School District PILOT		\$32,213.90	\$32,213.90
Did IDA took Title to Property	Yes	Total PILOT		\$51,344.24	\$51,344.24
Date IDA Took Title to Property	11/14/2014	Net Exemptions		\$398,943.89	
Year Financial Assistance is Planned to End	2054	Project Employment Information			
Notes	Affordable Housing				
Location of Project		# of FTEs before IDA Status	5.00		
Address Line1	400 Hudson Ave	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	0.00 To: 0.00		
State	NY	Original Estimate of Jobs to be Retained	5.00		
Zip - Plus4	12203	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	38,440.00		
Province/Region		Current # of FTEs	4.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-1.00		
Applicant Name	"TMG-NY Albany I, LLC"				
Address Line1	141-07 20th Avenue	Project Status			
Address Line2					
City	WHITESTONE	Current Year Is Last Year for Reporting	No		
State	NY	There is no Debt Outstanding for this Project	No		
Zip - Plus4	11357	IDA Does Not Hold Title to the Property	No		
Province/Region		The Project Receives No Tax Exemptions	No		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 07 A				
Project Type	Lease	State Sales Tax Exemption		\$7,500.00	
Project Name	TR Hackett, LLC	Local Sales Tax Exemption		\$7,500.00	
Project Part of Another Phase or Multi Phase	No	County Real Property Tax Exemption		\$0.00	
		Local Property Tax Exemption		\$0.00	
		School Property Tax Exemption		\$0.00	
		Mortgage Recording Tax Exemption		\$53,800.00	
Original Project Code	Construction	Total Exemptions		\$68,800.00	
Project Purpose Category	\$6,797,500.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Total Project Amount	\$6,797,500.00	Pilot payment Information			
Benefited Project Amount				Actual Payment Made	Payment Due Per Agreement
Bond/Note Amount	\$0.00	County PILOT		\$0.00	\$0.00
Annual Lease Payment	No	Local PILOT		\$0.00	\$0.00
Federal Tax Status of Bonds	8/19/2021	School District PILOT		\$0.00	\$0.00
Not For Profit	Yes	Total PILOT		\$0.00	\$0.00
Date Project approved	12/1/2021	Net Exemptions		\$68,800.00	
Did IDA took Title to Property	2043	Project Employment Information			
Date IDA Took Title to Property	Project under construction				
Year Financial Assistance is Planned to End		# of FTEs before IDA Status	0.00		
Notes		Original Estimate of Jobs to be Created	0.00		
Location of Project	42 & 47 Besch Avenue	Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
Address Line1		Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
Address Line2		Original Estimate of Jobs to be Retained	0.00		
City	ALBANY	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
State	NY	Current # of FTEs	0.00		
Zip - Plus4	12209	# of FTE Construction Jobs during Fiscal Year	30.00		
Province/Region		Net Employment Change	0.00		
Country	United States				
Applicant Information	"TR Hackett, LLC"	Project Status			
Applicant Name	343 Trenor Drive				
Address Line1					
Address Line2	NEW ROCHELLE	Current Year Is Last Year for Reporting		No	
City	NY	There is no Debt Outstanding for this Project		No	
State	10804	IDA Does Not Hold Title to the Property		No	
Zip - Plus4		The Project Receives No Tax Exemptions		No	
Province/Region	USA				
Country					

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 20 07				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	TRPS2, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$1,347.81	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$5,085.39	
Original Project Code		School Property Tax Exemption		\$100,938.70	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$5,583,500.00	Total Exemptions		\$107,371.90	
Benefited Project Amount	\$5,583,500.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$2,437.63	\$2,437.63
Not For Profit	No	Local PILOT		\$9,197.35	\$9,197.35
Date Project approved	6/20/2019	School District PILOT		\$20,092.39	\$20,092.39
Did IDA took Title to Property	Yes	Total PILOT		\$31,727.37	\$31,727.37
Date IDA Took Title to Property	7/2/2019	Net Exemptions		\$75,644.53	
Year Financial Assistance is Planned to End	2039	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	74-86 Dana Ave	Original Estimate of Jobs to be Created		0.50	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00	
City	ALBANY	Annualized Salary Range of Jobs to be Created		30,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	12208	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.50	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.50	
Applicant Name	TRPS2 LLC				
Address Line1	204 Winding Brook Road	Project Status			
Address Line2					
City	NEW ROCHELLE	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	10804	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 17 02				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	ValueSpace Albany, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$6,306,193.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$6,306,193.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	3/1/2017	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	3/1/2017	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2022	Project Employment Information			
Notes	Project not receiving real property benefits				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	40 North Russel Road	Original Estimate of Jobs to be Created	2.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	33,334.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 38,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	12206	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	2.50		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	2.50		
Applicant Name	"ValueSpace Albany, LLC"				
Address Line1	300 Great Oaks Blvd	Project Status			
Address Line2					
City	ALBANY	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	0101 21 04				
Project Type	Lease	State Sales Tax Exemption		\$425.00	
Project Name	theREP	Local Sales Tax Exemption		\$425.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Construction	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$9,504,458.00	Total Exemptions		\$850.00	
Benefited Project Amount	\$9,504,458.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	Yes	Local PILOT		\$0.00	\$0.00
Date Project approved	6/20/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/5/2020	Net Exemptions		\$850.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information			
Notes	Project under construction				
Location of Project		# of FTEs before IDA Status	25.00		
Address Line1	251-255 North Pearl Street	Original Estimate of Jobs to be Created	6.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	29,000.00		
City	ALBANY	Annualized Salary Range of Jobs to be Created	25,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	25.00		
Zip - Plus4	12207	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	45,000.00		
Province/Region		Current # of FTEs	3.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-22.00		
Applicant Name	theREP LLC				
Address Line1	432 State Street	Project Status			
Address Line2					
City	SCHENECTADY	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12305	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022

Status: UNSUBMITTED

Certified Date: N/A

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
86	\$18,085,562.97	\$5,549,615.49	\$12,535,947.48	883

Annual Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date: 03/04/2022
Status: UNSUBMITTED
Certified Date: N/A

Additional Comments

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/09/2022
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Information:

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

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/09/2022
 Status: UNSUBMITTED
 Certified Date : N/A

Procurement Transactions Listing:

1. Vendor Name	Capitalize Albany Corporation	Address Line1	21 Lodge Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2021	State	NY
End Date	12/31/2021	Postal Code	12207
Fair Market Value	\$494,228.04	Plus 4	
Amount	\$494,228.04	Province/Region	
Amount Expended For Fiscal Year	\$494,228.04	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Professional Services

2. Vendor Name	Capitalize Albany Corporation	Address Line1	21 Lodge Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2021	State	NY
End Date	12/31/2021	Postal Code	12207
Fair Market Value	\$250,000.00	Plus 4	
Amount	\$250,000.00	Province/Region	
Amount Expended For Fiscal Year	\$250,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Contract for services for economic development program

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/09/2022
 Status: UNSUBMITTED
 Certified Date : N/A

3. Vendor Name	City School District of Albany	Address Line1	1 Academy Park
Type of Procurement	Commodities/Supplies	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12207
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$49,509.53	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Maintenance and Utilities for AHCC

4. Vendor Name	City of Albany	Address Line1	24 Eagle Street
Type of Procurement	Legal Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2021	State	NY
End Date	12/31/2021	Postal Code	12207
Fair Market Value	\$42,000.00	Plus 4	
Amount	\$42,000.00	Province/Region	
Amount Expended For Fiscal Year	\$42,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal Services

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/09/2022
 Status: UNSUBMITTED
 Certified Date : N/A

5. Vendor Name	Hodgson Russ, LLP	Address Line1	677 Broadway
Type of Procurement	Legal Services	Address Line2	Suite 301
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	1/1/2021	State	NY
End Date	12/31/2021	Postal Code	12207
Fair Market Value	\$30,475.85	Plus 4	
Amount	\$30,475.85	Province/Region	
Amount Expended For Fiscal Year	\$30,475.85	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Legal Services

6. Vendor Name	Teal, Becker, and Chiaramonte CPAs, PC	Address Line1	7 Washington Square
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	ALBANY
Award Date	10/22/2020	State	NY
End Date	10/21/2021	Postal Code	12205
Fair Market Value	\$7,200.00	Plus 4	
Amount	\$7,200.00	Province/Region	
Amount Expended For Fiscal Year	\$7,200.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Auditing Services

Procurement Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

 Run Date: 03/09/2022
 Status: UNSUBMITTED
 Certified Date : N/A

7. Vendor Name	W-ZHA, LLC	Address Line1	1031 Skidmore Drive
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ANNAPOLIS
Award Date	4/20/2017	State	MD
End Date		Postal Code	21409
Fair Market Value		Plus 4	
Amount	\$10,500.00	Province/Region	
Amount Expended For Fiscal Year	\$10,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	3rd Part Analysis for IDA projects

Additional Comments

Investment Report for Albany City Industrial Development Agency

Fiscal Year Ending: 12/31/2021

Run Date : 03/03/2022

Status: UNSUBMITTED

Certified Date: N/A

Investment Information

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

Additional Comments

2021 Assessment of the Effectiveness of Internal Controls

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

The primary mission of the IDA is as follows:

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

No changes have occurred with respect to funding sources, mission or objectives of the IDA during 2021. Accomplishments, including financial status, committee accomplishments and legal requirements are outlined on a monthly basis via publically advertised and open meetings. Minutes of these meetings as well as supporting documents are maintained on the agency's website.

Risks Associated with IDA Operations:

Public meeting rules are in place and regularly followed. The Chair of the Board of Directors is regularly engaged as are other board members. The Treasurer regularly reviews financial information which is then presented to the board at publically open meetings. Additionally, for both legal and financial aspects, IDA utilizes outside sources with expertise in the associated functions to lend additional controls. As such, risks are deemed to be low for all activities and functions within IDA. A review for 2021 finds no change to the differing levels of involvement and approval.

Internal Control Systems in Place

There has been a longstanding set of policies, procedures and guidelines in place at the IDA that are designed to ensure the IDA's mission is carried out in full and to minimize risk. These items remained in place during 2021. Some of the key internal controls in place include:

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

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

Extent to Which the Internal Control System is Effective

Management has reviewed the internal control system for 2021 and finds that the items as outlined above remain in place and functioning as expected. The IDA's most recent financial audit (for the calendar year 2020 and the year ended December 31, 2020) identified no material weaknesses or significant deficiencies. Policies and procedures in place are deemed sufficient. As noted previously, IDA staff regularly reviews updates to pertinent rules.

Corrective Action

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

Mission Statement and Performance Measurements

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

Agency’s Mission Statement:

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

Date Adopted: December 16, 2010. **The mission statement did not change during 2021.**

Agency Stakeholders:

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

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

List of Performance Measurements:

- A. Number of firms assisted (with cash, loans, technical assistance, and problem-solving) by the Agency. **85**
- B. Number of jobs created with help from Agency assistance. **1,717**
- C. Number of jobs retained with help from Agency assistance. **1,327**
- D. Capital investment made in the City (both total and private funds leveraged with public assistance). **\$1,142,785,137**
- E. Number and dimension of efforts to support local efforts that support continued job growth and economic gains for the City. **Continue to assist projects that support the Albany 2030 initiative (as well as neighborhood plans and IMPACT Downtown). This initiative supports increased job opportunities for all residents, encourages investment in urban land and buildings for employment and housing including the promotion of a variety of housing types to meet the varied needs of Albany’s households.**
- F. Number and dimension of efforts to support regional efforts that support continued job growth and economic gains in the region. **Many of the entities that receive assistance from the agency create and retain permanent jobs as well as temporary construction jobs by hiring local labor that encompasses workers from around the Capital Region.**

ADDITIONAL QUESTIONS:

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